



cornerstone
ESTATE AGENTS

Greenside Drive
Huddersfield



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Huddersfield

Offers In Region Of £190,000

TAKE A LOOK INSIDE THIS THREE BEDROOM SEMI DETACHED HOME, IDEALLY LOCATED IN WATERLOO WHILST ALSO BEING APPROXIMATELY 2 MILES FROM HUDDERSFIELD TOWN CENTRE AND SO IS WELL SERVED BY AN ABUNDANCE OF AMENITIES. AS YOU WOULD EXPECT, THIS HOME IS SUPERBLY WELL PROPORTIONED INTERNALLY AND BENEFITS FROM A GOOD SIZE, TIERED REAR GARDEN WHICH ENJOYS FAR REACHING VIEWS AS DOES THE PROPERTY ITSELF. AN INTERNAL VIEWING IS RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER.

The front facing sitting room has a large box bay window which perfectly illuminated the room which is neutrally presented with feature living flame gas fire. Double doors then open into the dining room which creates a flexibility between the living spaces to allow for more open or segregated living. The kitchen is then presented in a modern style with high gloss wall and base storage units which also feature integral appliances.

To the first floor are three bedrooms, two of which being well proportioned doubles with the front facing room enjoying the afore mentioned outlook with bedroom number three a good sized single.

The family bathroom is again neutrally presented with fully tiled walls.

Externally a driveway to the front and side elevation provides ample off street parking and leads to a detached single garage. The rear garden is a really good size, garden over a couple of levels offers flexible space to sit and enjoy the summer months.

ADDITIONAL INFORMATION

Tenure: Freehold

EPC: TBC

Council Tax: B

Parking: off road parking

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Central Heating

Mobile coverage: 5G available - check with your provider

Broadband: Ultrafast Full Fibre Broadband



AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CORNERSTONE ESTATE AGENTS (YORKSHIRE) LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



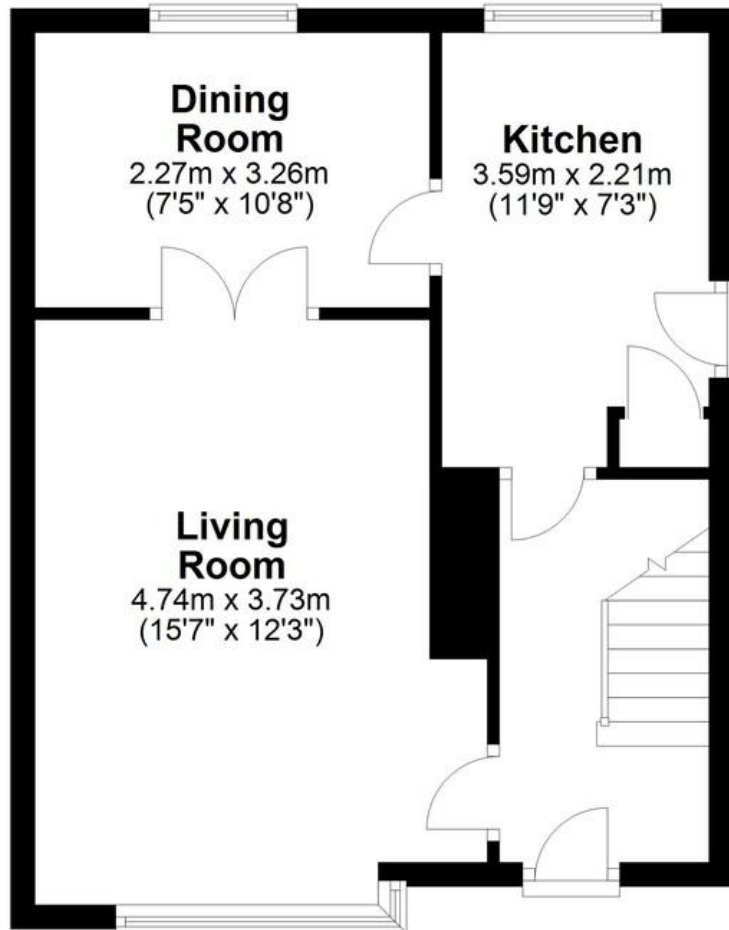






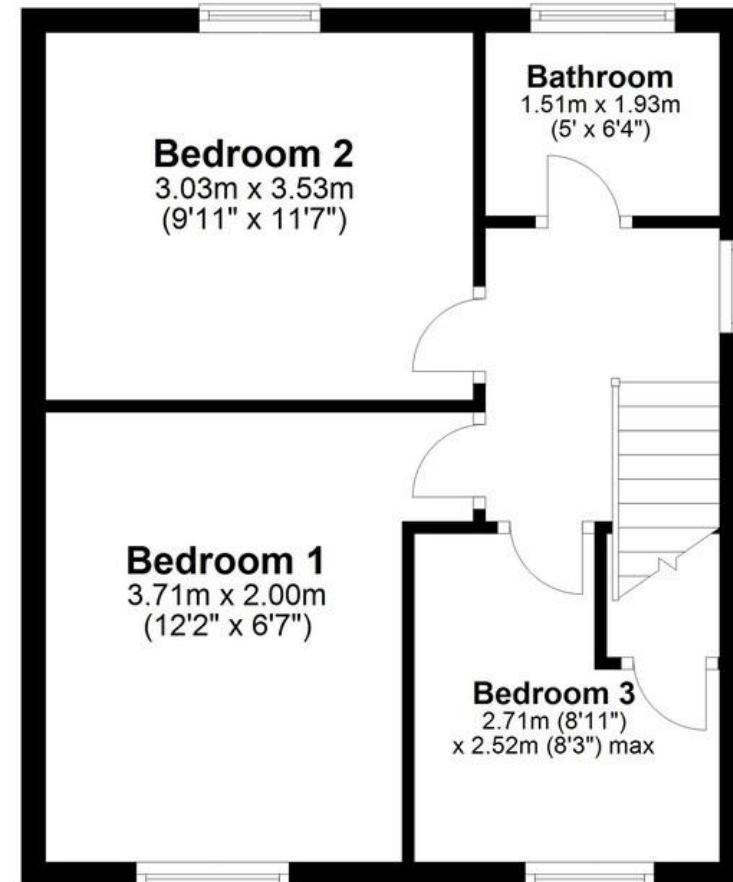
Ground Floor

Approx. 41.2 sq. metres (443.4 sq. feet)



First Floor

Approx. 38.1 sq. metres (409.8 sq. feet)



Total area: approx. 79.3 sq. metres (853.2 sq. feet)



599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP
Telephone: **01484 428 336** Email: info@cornerstoneea.co.uk www.cornerstoneea.co.uk