



cornerstone
ESTATE AGENTS

Waterloo Rise
Waterloo, Huddersfield



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Offers In Region Of £170,000

IDEAL FOR THE FIRST TIME BUYER, SMALLER FAMILY OR INVESTOR AND NESTLED IN THE HEART OF WATERLOO, HUDDERSFIELD, STANDS THIS CHARMING MID TERRACED HOME. THIS HOME HAS BEEN THOUGHTFULLY DESIGNED TO ENSURE ACCESSIBILITY FOR EVERYONE, FEATURING A FRONT RAMP, STAIRLIFT, AND A WHEELCHAIR-ACCESSIBLE BATHROOM.

To the first floor we have an entrance hall leading to the inviting lounge, a modern kitchen/diner; the first floor landing leads to three bedrooms and a family bathroom, as well as a spacious loft room. With network wiring to loft and kitchen areas. The property boasts central heating, double glazing.

The front garden has a ramp for easy access to the front door, and the large back garden provides a great space for outdoor activities and relaxation.

Strategically positioned just 2.4 miles away from the vibrant Huddersfield centre, ensures seamless connectivity to major road networks and local amenities. Education is within reach, with Dalton School a mere 0.41 miles away, King James's School at 1.04 miles, and Huddersfield train station standing 2.3 miles from your doorstep.



ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax: Band A

EPC: C

What3Words: trendy.along.reform

Parking: On Road

UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

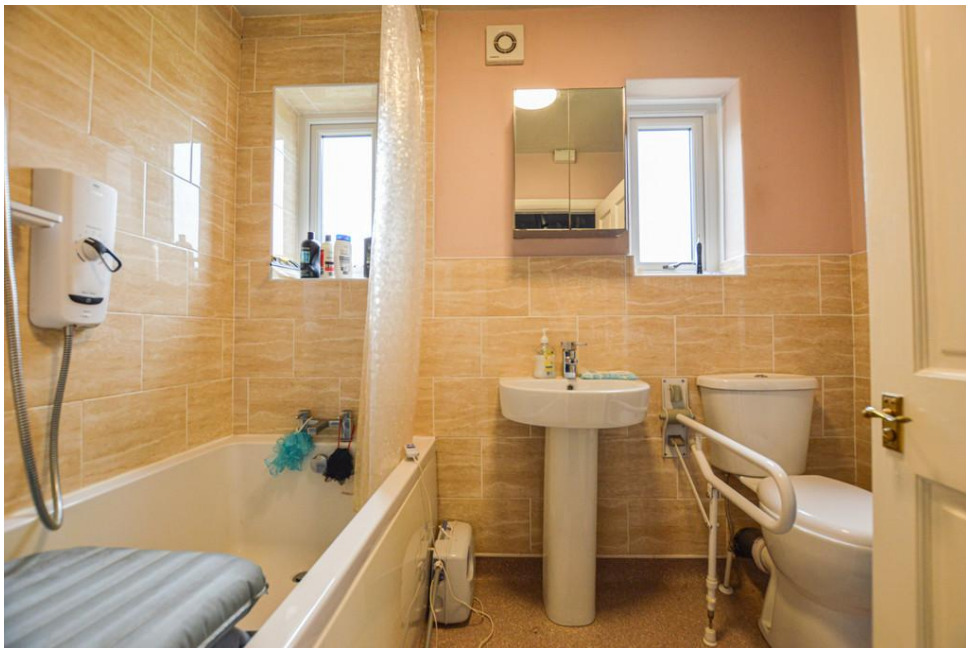
Heating: Logic Combi C30 Gas Boiler

Broadband: Ultrafast Full Fibre Broadband Available

Mobile Coverage: 4G/5G Available - check with your provider.

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 WHATEVER IN RELATION TO THIS PROPERTY.



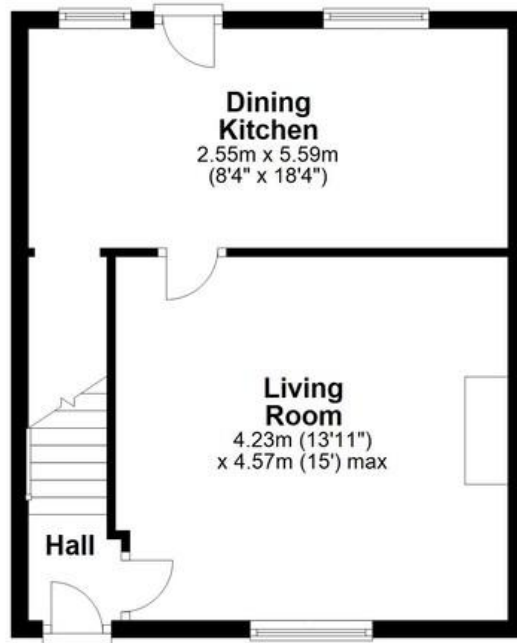






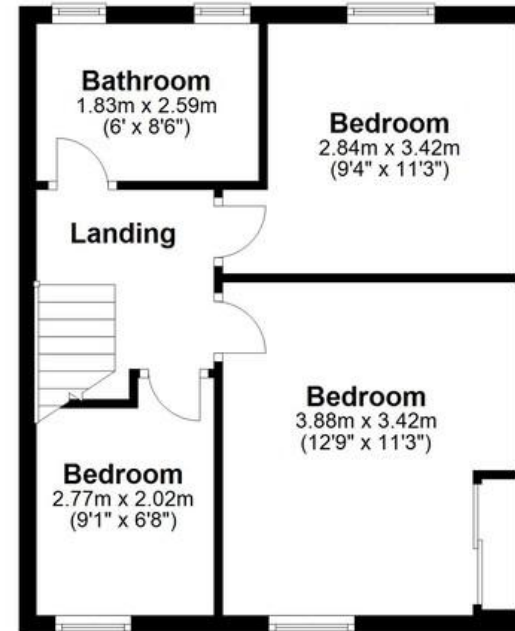
Ground Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



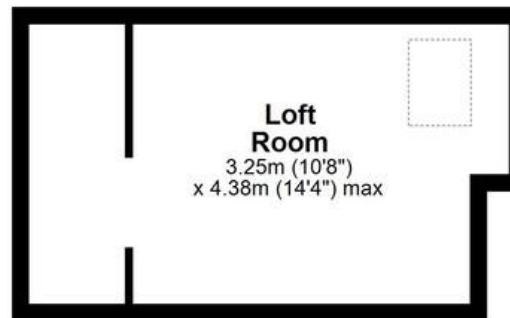
First Floor

Approx. 38.3 sq. metres (412.8 sq. feet)



Loft

Approx. 17.5 sq. metres (187.9 sq. feet)



Total area: approx. 94.3 sq. metres (1014.6 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |