

3 bed semi-detached house to buy in HD5

Greenside Drive, Huddersfield, West Yorkshire, HD5 8QH

£150,000 Starting Bid

x 3 x 1 x 1

Tenure

Leasehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- Semi Detached House
- Three Bedrooms
- Generous Corner Plot
- Excellent Scope for Improvement

Key Information

- Council Tax: Band B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: None
- Mobile signal: Good

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Offered with no onward chain, this three-bedroom semi-detached home occupies a generous corner plot in the popular residential area of Waterloo, Huddersfield. Boasting spacious accommodation, a detached garage, off-road parking and generous gardens, the property presents an excellent opportunity for investors, first-time buyers and families looking to create their ideal home.

Situated in the well-connected area of Waterloo, this three-bedroom semi-detached property offers generous living accommodation and exciting scope for improvement and personalisation. Ideally positioned within easy reach of local amenities, well-regarded schools and excellent transport links.

Internally, the ground floor comprises an entrance hallway, a shaker-style kitchen with access to the rear garden, a spacious dining room and a generously proportioned living room. The existing layout offers fantastic potential to create a contemporary open-plan dining kitchen, subject to the necessary consents.

To the first floor are three well-proportioned bedrooms, including two spacious doubles with extensive fitted wardrobes, alongside a modern family bathroom. A partially converted attic provides useful additional storage and further potential for development, subject to the relevant approvals and building regulations.

Externally, the property occupies a substantial corner plot with a sweeping lawned front garden and a fully enclosed rear garden featuring a raised lawn, patio seating areas and a timber pergola, ideal for outdoor entertaining. A detached single garage and driveway provide off-road parking, while the generous frontage offers potential for additional parking, subject to the necessary permissions.

With no onward chain and an abundance of potential throughout, this property presents a fantastic opportunity for purchasers looking to create a wonderful family home in a popular and convenient location. Early viewing is highly recommended.

Entrance Hall

A welcoming and generously proportioned entrance hallway, with access to the kitchen and a staircase rising to the first-floor accommodation. Offering ample space for coat and shoe storage, the hallway could also accommodate additional freestanding furniture, providing a practical and versatile entrance to the home.

Kitchen

Positioned to the rear of the property, the kitchen features traditional shaker-style cabinetry complemented by wood-effect worktops and crisp white tiled splashbacks. A stainless steel sink with chrome mixer tap is positioned beneath a window overlooking the rear garden, while a freestanding electric cooker and dedicated spaces for a washing machine, dishwasher and fridge freezer provide everyday practicality. The kitchen also benefits from useful understairs storage and an additional cupboard, ideal for use as a pantry.
Easy-maintenance flooring completes the space, while a charming stable-style door opens directly onto the side of the home leading to the garden, providing convenient access for outdoor dining and entertaining.

Dining Room

A generously proportioned dining room provides ample space for a full family dining suite, making it an ideal setting for everyday meals and entertaining guests. Enjoying pleasant views across the rear garden, the room features wood-effect flooring and an open archway connecting seamlessly to the living room. For purchasers looking to reimagine the accommodation, there is exciting potential to open the dining room into the adjoining kitchen, creating a spacious open-plan dining kitchen with the possibility of incorporating bi-fold doors overlooking the garden, subject to the necessary consents. This would create a wonderful connection between indoor and outdoor living.

Living Room

A spacious and inviting living room offers generous proportions, comfortably accommodating a variety of family seating arrangements and additional freestanding furniture. A large window allows natural light to fill the room, creating a bright and welcoming atmosphere, while a coal-effect gas fire provides an attractive focal point. Finished with wood-effect flooring and connected to the adjoining dining room through an open archway, this versatile reception space offers an excellent foundation for creating a relaxing family living area.

Landing

A spacious first-floor landing provides access to all three bedrooms and the family bathroom. A loft hatch with a drop-down ladder offers access to the attic room, providing useful additional space and storage potential.

Bedroom 1

A generously proportioned principal bedroom offering ample space for a king-size bed alongside additional freestanding bedroom furniture. An entire wall of built-in wardrobes provides excellent storage, incorporating hanging rails and shelving to maximise practicality. Positioned to the front of the property, the room enjoys pleasant views across the front garden and towards the surrounding valley, creating a lovely outlook from this spacious double bedroom.

Bedroom 2

Another generously sized double bedroom, positioned to the rear of the property and enjoying views across the garden. Offering ample space for a double bed and additional freestanding furniture, the room benefits from an impressive wall of floor-to-ceiling fitted wardrobes, providing extensive storage without compromising on floor space. An excellent second bedroom, ideally suited to family members or visiting guests.

Bedroom 3

Positioned to the front of the property, this versatile third bedroom offers comfortable accommodation for a single bed alongside additional freestanding furniture. Cleverly incorporated shelving above the stair bulkhead provides useful storage while making excellent use of the available space. The room could easily be adapted to suit a variety of requirements, whether as a child's bedroom, nursery, home office or dressing room.

Bathroom

A contemporary family bathroom featuring a full-size bath with elegant brass mixer taps and an overhead shower incorporating both a rainfall showerhead and a separate handheld attachment. Marble-effect wall panels create a clean, modern finish, complemented by integrated shelving for toiletries. A vanity wash basin with storage beneath and a coordinating brass mixer tap is accompanied by a WC, heated towel rail and wall-mounted mirror. Neutral tiled flooring completes this practical and well-appointed bathroom.

Attic Room

Accessed via a loft hatch with a drop-down ladder from the first-floor landing, this partially converted attic space offers valuable additional storage and exciting potential for future development. Benefiting from a Velux window allowing natural light to enter, along with installed lighting and electrical points, the room provides a practical and versatile space currently utilised for storage. Additional storage extends into the eaves, making excellent use of the available space. For purchasers looking to maximise the property's accommodation, there is potential to convert the attic into an additional bedroom, subject to the necessary planning permissions, building regulations approval and structural requirements. Please note that the attic does not currently meet building regulations for use as a habitable bedroom and is therefore marketed as storage space only.

Rear Garden

The property enjoys a generously proportioned, fully enclosed rear garden extending across the back and side of the home, offering an excellent outdoor space for families, entertaining and relaxation. A concrete patio provides a practical seating area with steps leading to a raised lawn, offering plenty of room for outdoor furniture and garden activities. A timber pergola, positioned against the rear of the garage, creates a dedicated space for alfresco dining, summer barbecues and gatherings with family and friends. The garden also benefits from an outdoor electricity supply, water access and a useful coal store providing additional storage. Convenient access is available to both the kitchen and garage, while a gated pathway leads around to the front of the property. With established boundaries and ample space for further landscaping, the garden offers exciting potential to create a wonderful outdoor retreat.

Front Garden

Occupying a generous corner plot, the property enjoys an impressive sweeping front garden, predominantly laid to lawn and complemented by mature planted borders that provide an attractive approach and established greenery. The substantial outdoor space offers excellent scope for landscaping and personalisation, with the potential to create additional off-road parking if desired, subject to the necessary permissions. This particularly generous frontage is a standout feature of the property and offers an exciting opportunity to further enhance its kerb appeal.

Parking - Driveway

A hardstanding driveway positioned to the front of the property provides off-road parking for one vehicle and leads directly to the detached garage, offering convenient access and additional practicality.

Parking - Garage

A detached single garage provides valuable additional storage and secure parking potential, benefiting from an electricity supply, a manual up-and-over garage door and a separate pedestrian entrance from the rear garden. The space offers excellent versatility for storage, hobbies or workshop use.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 937

Annual Ground Rent Amount: £8.00

Price: Starting Bid £150,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1970

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Greenside Drive, Huddersfield, West Yorkshire, HD5 8QH

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.