99Home Ltd.
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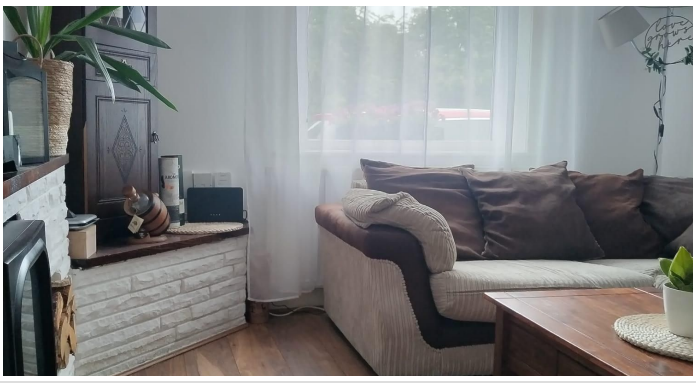
3 Bed Semi-Detached In Penistone Road Waterloo, Huddersfield, HD5 8QX

£245,000



SHORT DESCRIPTION

Property Ref: 17085 Spacious Three-Bedroom Semi-Detached Family Home with Exceptional Outdoor Space Situated in the highly sought-after residential area of Waterloo, Huddersfield, this well-presented three-bedroom semi-detached property offers generous living accommodation, excellent outdoor space, and fantastic potential for families, professionals, or those looking to work from home. The property briefly comprises a welcoming entrance hallway leading to a spacious lounge, a well-appointed kitchen with ample storage and workspace, a ground-floor bedroom, an office room and a shower and toilet. Upstairs are two well-proportioned bedrooms and a modern family bathroom providing comfortable accommodation for a growing family. Externally, the property truly stands out. To the front is a well-maintained garden alongside a private driveway providing off-road parking and access to the garage. To the rear is an impressive, enclosed garden offering a fantastic space for children to play, outdoor entertaining, or simply relaxing during the warmer months. The rear garden also benefits from two substantial storage sheds and a versatile external outbuilding, offering excellent potential to be converted into a home office, gym, hobby room, studio, or even a luxury sauna, subject to any necessary permissions. This additional space offers endless possibilities for modern family living. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer. Property Type: Semi-detached Full selling price: £245,000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C EPC rating: B Measurement: 1280.905 sq ft. Outside Space: Front Garden, Rear Garden Parking: Garage, Driveway Heating Type: Central, Double Glazing, Gas Central Heating Chain Sale or Chain Free: Chain-free Possession of the property: Self-occupied ----------

3
Bed Room(s)

2
Bath Room(s)

2
Living Room(s)

FLOOR PLAN

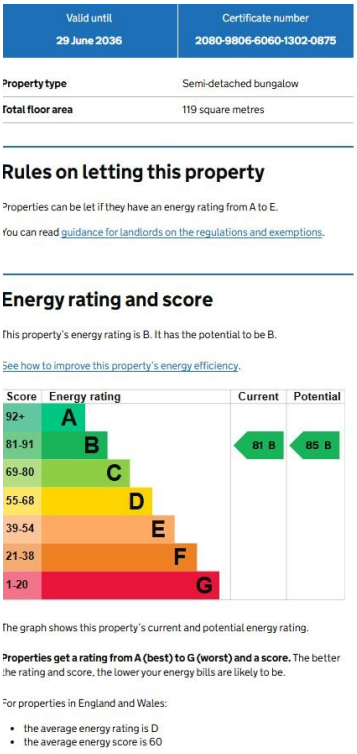
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Total Area: 120.3 m² ... 1295 ft² (excluding void)

All measurements are approximate and for display purposes only

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Valid until	Certificate number
29 June 2036	2080-9806-6060-1302-0875

Property type	Semi-detached bungalow
Total floor area	119 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is B. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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