

15 Briarfield Gardens,  
Dalton HD5 9JN

OFFERS AROUND  
£340,000



AN EXECUTIVE STYLE BAY FRONTED MODERN DETACHED AFFORDING SPACIOUS AND VERSATILE FOUR DOUBLE BEDROOM/THREE BATHROOM FAMILY ACCOMMODATION WITH LANDSCAPED GARDENS, DRIVEWAY AND INTEGRAL GARAGE ON POPULAR CUL-DE-SAC CLOSE TO VILLAGE AMENITIES AND SCHOOLING.

FREEHOLD / COUNCIL TAX BAND D / EPC: C

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY



You enter the property through an attractive glazed composite style door into a welcoming and spacious hallway being neutrally decorated and having tiled flooring underfoot, staircase to first floor and doors giving access to integral garage and all ground floor rooms.

### **WC 4'11" x 3'2" max**

Being furnished with a contemporary two piece white suite with full Travertine tiled surround and matching tiled flooring comprising a low level wc, hand wash basin with vanity unit beneath, chrome ladder towel radiator and frosted window to the front elevation.

### **LIVING ROOM 16'0" x 10'11" max**



Positioned to the rear of the property, being of a generous size with space for free standing furniture and including a feature log burning stove with central flue, stone hearth and tiled back and Upvc double glazed double doors leading out to the rear garden.



**DINING ROOM 10'11 x 11'6 max**



Being positioned to the front of the property this is a good sized second reception room currently utilised as a formal dining room but affording a host of other potential uses, again being neutrally decorated with walk in bay window with feature decorative leading.

## DINING KITCHEN 10'4" x 13'3" max



Positioned to the rear of the property and fitted with a comprehensive range of high quality modern high gloss cream wall and base cupboard units with contrasting solid granite work surfaces and matching splashbacks, integrated appliances including a Bosch oven, microwave, ceramic hob with extractor hood over, dishwasher, wall mounted vertical radiator, tiled flooring underfoot, Upvc double glazed window and door giving access to the rear garden.



### **STUDY 6'7" x 7'8" max**



A superb addition to the accommodation affording a ready made home office space being fitted with a range of quality units with integrated desk space, recessed spot lighting and window overlooking the rear garden.

### **INTEGRAL GARAGE 8'0" x 16'4" max**

Being accessible both externally via the up and over door and internally via the integral hallway entrance this is a most useful space both for car storage, general storage or workshop space having full power, lighting and housing the wall mounted gas combination central heating boiler.

### **FIRST FLOOR LANDING**



Stairs ascend to the first floor landing which is both bright and spacious, includes a useful storage/airing cupboard, window to the rear elevation, ceiling hatch giving access to the loft space and doors to all four bedrooms and family bathroom.

## BEDROOM ONE 12'6 x 15'5 max



Being positioned to the front of the property this is a generous double bedroom having a bank of fitted wardrobes providing storage and hanging space with further space for freestanding furniture, Upvc double glazed leaded window to the front elevation and door giving access to en suite.



### EN SUITE 4'2 x 8'3 max



Being furnished with a contemporary three piece white suite including a low flush w.c, hand wash basin with vanity unit beneath, panelled shower cubicle, fitted extractor fan and frosted window to the front.

### BEDROOM TWO 9' x 15' max



A second good sized double bedroom also positioned to the front having fitted wardrobes with further space for freestanding furniture, double glazed window to the front and door giving access to en suite.

**EN SUITE 4'10 x 4'11 max**



Being furnished with a three piece traditional suite with part tiled surround including a low flush w.c, pedestal hand wash basin, shower cubicle and Upvc double glazed frosted window to the side.

**BEDROOM THREE 10'2" x 11'3" apx**

A third double bedroom positioned to the rear having space for double bed and further freestanding furniture and window overlooking the rear garden.

### **BEDROOM FOUR 8'3" x 10'9" apx**



A well proportioned fourth double bedroom positioned to the rear of the property having space for freestanding furniture and window to the rear.

### **FAMILY BATHROOM 4'11 x 8'3 max**



Being positioned to the front of the property and furnished with a contemporary three piece white suite including a low level w.c, hand wash basin with vanity unit beneath, panelled bath unit with shower over and fitted screen and frosted window to the front elevation.

## REAR GARDEN



Being lovingly and thoughtfully planted this fully enclosed rear garden affords an oasis for relaxation and includes an attractive paved patio leading immediately from the property with further fenced garden ideal for children and pets, which is mainly laid to lawn with well stocked borders and screening making this an ideal space for summer relaxation and family living.





## EXTERNAL FRONT & DRIVEWAY



To the front the property has a double width driveway with further lawn and hedged screening for privacy, bin store and pedestrian side access gate leading to the rear.

## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band D

PROPERTY CONSTRUCTION:  
Standard brick and block

RIGHTS OF WAY:  
We are advised that there are no rights of way over this property.

PARKING:  
On street parking

DISPUTES:  
There have not been any neighbour disputes

BUILDING SAFETY:  
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:  
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices  
\*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:  
Water supply - Mains water  
Sewerage - Mains sewerage  
Electricity - Mains  
Heating Source - Mains Gas  
Broadband - TBC

ENVIRONMENT:  
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

## **AGENTS NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

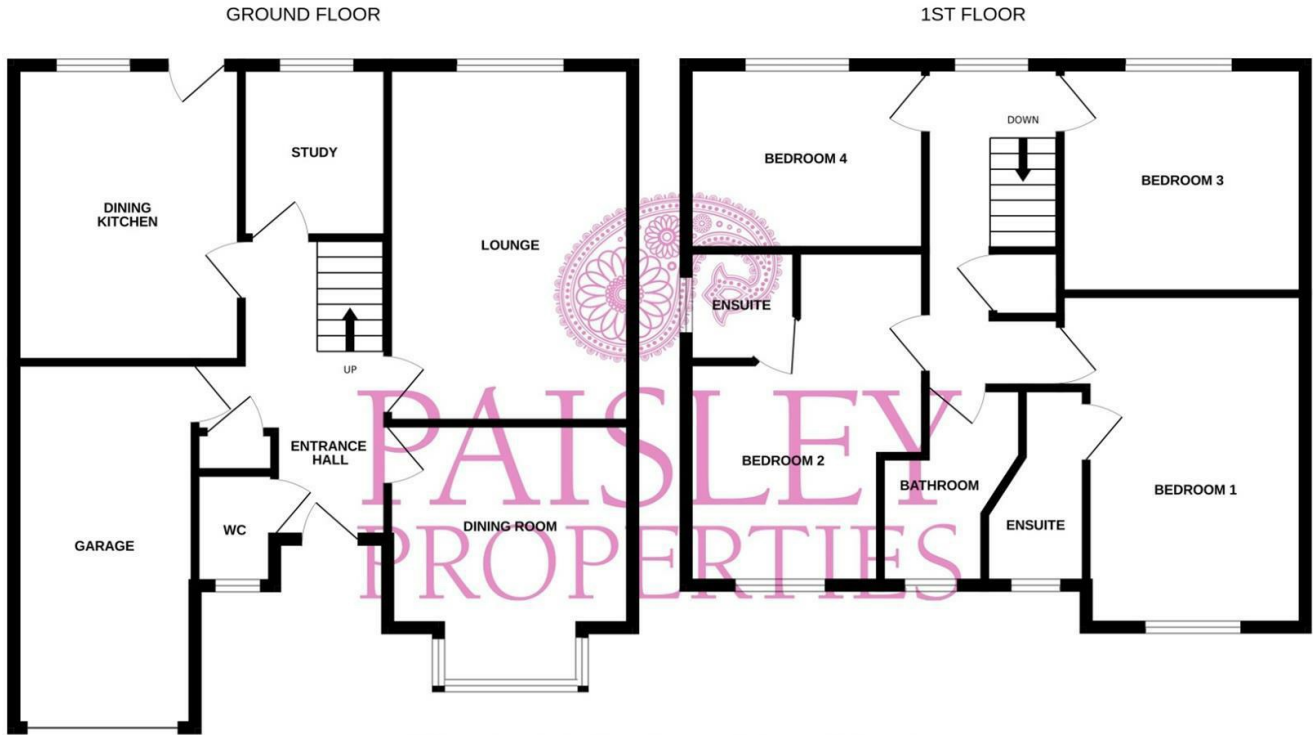
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

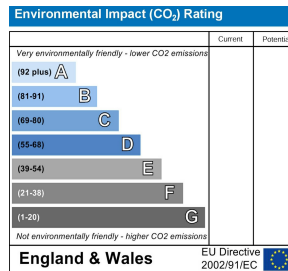
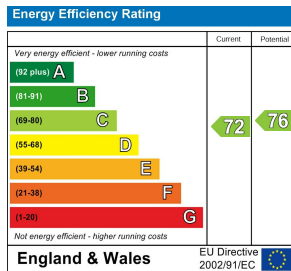
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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