

18 Second Avenue,  
Dalton HD5 9SJ

OFFERS AROUND  
£195,000



TUCKED AWAY ON A PEACEFUL SIDE ROAD IS THIS BEAUTIFULLY PRESENTED THREE BEDROOM TERRACED FAMILY HOME WHICH BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A VERSATILE LOFT ROOM, GARDENS AND ON STREET PARKING.

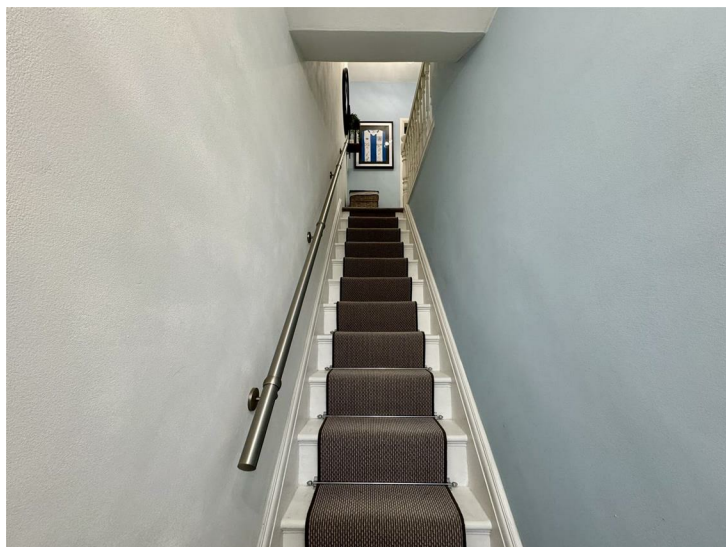
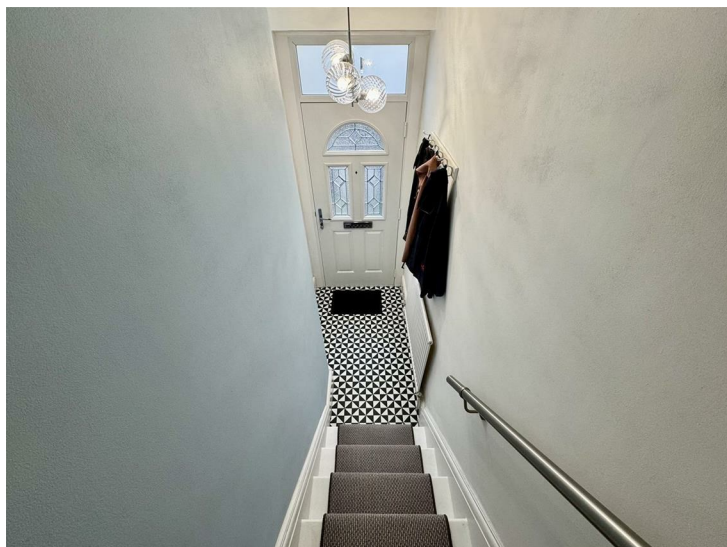
FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E.

PAISLEY  
PROPERTIES



## ENTRANCE HALLWAY

You enter the property through a newly fitted composite door into this welcoming entrance hallway with space to remove outdoor clothing, attractive tile flooring underfoot. A door opens to the lounge and stairs ascend to the first floor landing.



## LOUNGE 14'10" x 14'8" max

Beautifully presented, this generous sized lounge has ample space for living room furniture and a recently installed multi fuel stove with stone hearth and timber mantle creates a lovely focal point to the room. There is recently fitted oak hardwood flooring underfoot and a large window fills the room with natural light. Doors lead back to the entrance hallway and through to the dining kitchen.







### **DINING KITCHEN 17'10" x 7'10" max**

Spanning the rear of the property is this stylish and good sized dining kitchen which is fitted with a range of grey base and wall units, contrasting worktops, tile splashbacks and a one and a half bowl stainless steel sink and drainer with mixer tap over. Cooking facilities comprise of a five ring gas hob with stainless steel canopy hood over and an electric oven. There is space for a freestanding fridge freezer and plumbing for a washing machine. There is space to accommodate a dining table and chairs. Wood effect vinyl flooring flows underfoot and a door leads back to the lounge. An external door opens to the garden.







### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hall to the first floor landing and doors lead to the three bedrooms, bathroom and a staircase ascends to the loft room.



### **BEDROOM ONE 14'10" x 11'11" max**

Located at the front of the property, this neutrally decorated and spacious double bedroom has ample space for bedroom furniture, laminate flooring underfoot and a door leads to the landing.





### **BEDROOM TWO 12'0" x 7'11" max**

Situated to the rear of the property, this well presented double bedroom has space for bedroom items, a window overlooks the garden and a door leads to the landing.



### **BEDROOM THREE 9'3" x 6'10" max**

A bright small double bedroom located to the front of the property with views of the street scene below from its window. There is space for bedroom furniture, a bulk head shelf and a door leads to the landing.





### **BATHROOM 8'9" x 4'10" max**

The modern family bathroom comprises of a corner bath with waterfall shower over and bi fold glass screen, a corner pedestal hand wash basin with mixer tap and a low level W.C. The room is fully tiled with complimentary vinyl flooring underfoot, has a rear obscure facing window and a door leads to the landing.



### **LOFT ROOM 17'10" x 12'2" max into eaves**

Tucked into the eaves with exposed beams, this versatile room could be used as a home office, hobby room or an occasional bedroom and has far reaching roof top views from its velux window. There is ample space for furniture, under eaves storage cupboards and a staircase descends to the first floor landing.





## REAR GARDEN

This fence enclosed and peaceful patio and decked garden can be accessed through from the rear of the property or from the dining kitchen. This area offers entertaining space for Al fresco dining, barbecues, space for a timber outbuilding and room for garden furniture.

At the back of the patio garden there is further garden space which the neighbouring houses have access over.







**EXTERNAL FRONT**

To the front of the property is a low maintenance pebbled garden ideal for sitting out, space for garden furniture and pots/planters..





## **\*MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STONE

PARKING: ON STREET

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS CENTRAL HEATING

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **AGENT 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. \*

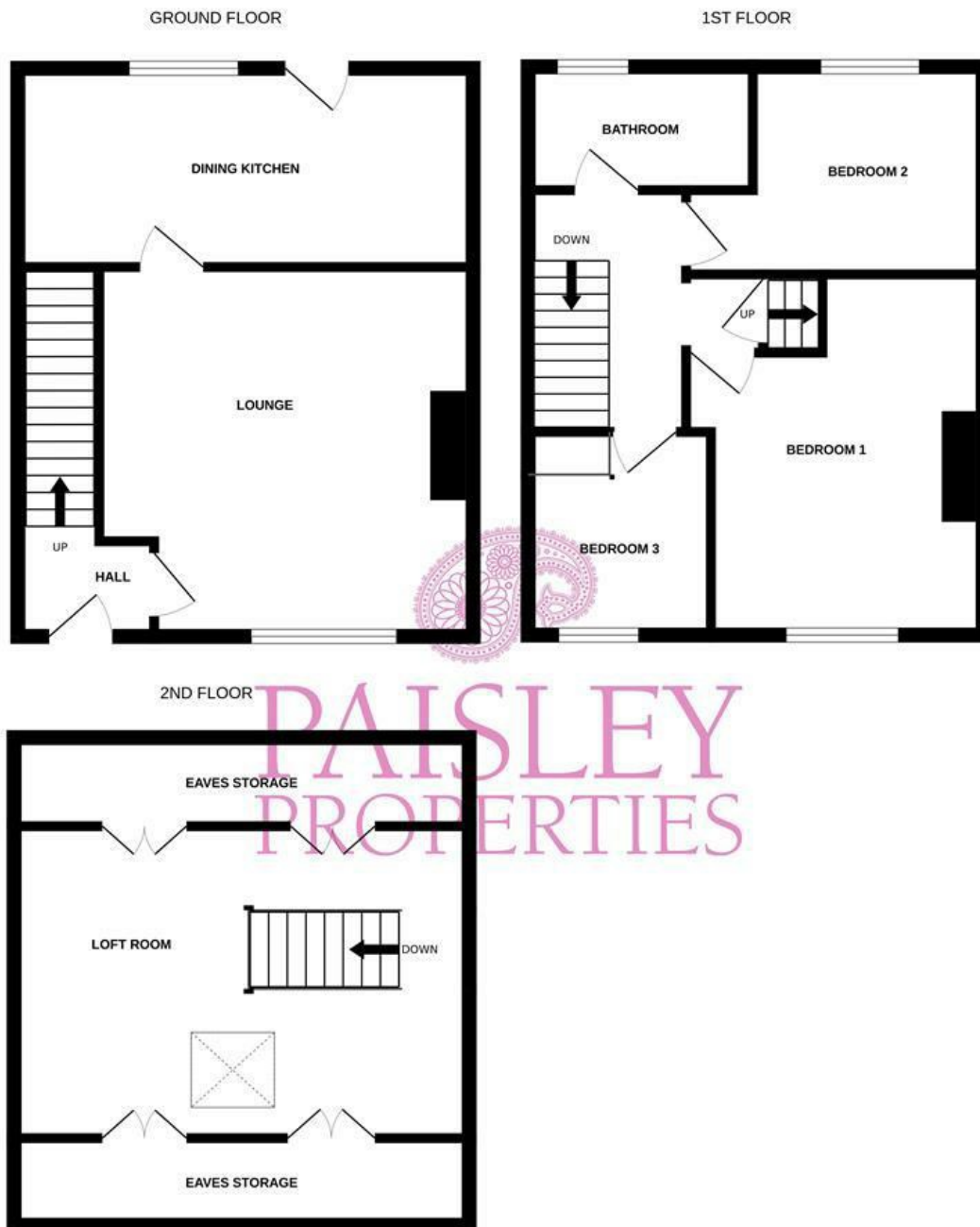
## **PAISLEY**

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 TEXT**

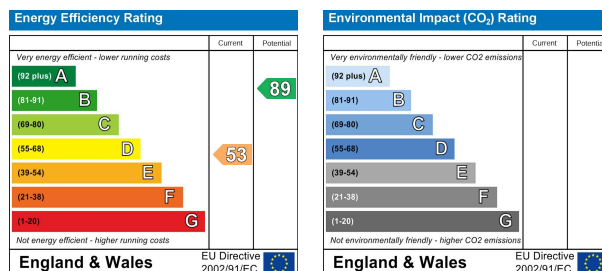
We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more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