59 Rawthorpe Lane, Dalton HD5 9NT

OFFERS AROUND £220,000















SAT ON A GOOD SIZE PLOT, THIS RECENTLY INTERNALLY REFURBISHED THREE DOUBLE BEDROOM SEMI DETACHED TRUE BUNGALOW BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS, DRIVEWAY AND A LIFT.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY PROPERTIES

ENTRANCE HALLWAY
You enter the property through a Upvc door into this welcoming entrance hallway which provides space to remove outdoor coats and shoes. Doors lead through to the dining kitchen, three double bedrooms, shower room and a handy cupboard provides storage, space for a tumble dryer and houses the boiler. A hatch with a pull down ladder gives access to the attic.

LOUNGE 11'11" max x 11'9" max




This light and airy reception room has a window overlooking the front lawn and the street scene below. The room is neutrally decorated and features a coal effect gas fire with timber effect surround and marble hearth which creates a lovely focal point to the room. The room offers ample space for free standing living room furniture and a door leads through to the dining kitchen.

DINING KITCHEN 15'6" max x 9'5" max




This attractive dining kitchen has recently been fitted with a range of pale green shaker style wall and base units, contrasting work surfaces with matching upstand and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob and a slimline dishwasher. There space for a fridge freezer and plumbing for a washing machine. Two windows allow natural light to flow through the room and offer a lovely outlook over the garden. There is room for a small table and chairs, laminate flooring flows underfoot and doors lead through to the lounge and entrance hallway. An external door opens to the rear garden.




BEDROOM ONE 12'0" max x 11'8" max




Neutrally decorated with views over the front garden is this spacious double bedroom which has ample space for freestanding bedroom furniture and a door leads through to the hallway.

BEDROOM TWO 12'0" apx x 10'9" apx




Situated to the front of the property, this good sized double bedroom has space for freestanding furniture. The room is neutrally decorated and a door leads through to the hallway.

BEDROOM THREE 11'9" max x 9'6" max




A bright double bedroom with a large window giving pleasant views over the rear garden and having space for freestanding furniture. A door leads through to the hallway.

SHOWER ROOM 7'8" apx x 6'0" apx




This well appointed shower room is fitted with a three piece white suite comprising of a corner shower with glass screen, a pedestal handwash basin with mixer tap and a low level WC. The room is partially splash boarded and has complementary laminate underfoot. A chrome heated towel rail completes the room and a large obscure window allows light to flow through the space. A door leads to the hallway.

ATTIC SPACE 23'0" max x 12'0" max
Partially boarded and having power, this space offers potential to extend subject to the necessary planning permissions.

REAR GARDEN





The generous rear garden is a particular feature of the property, offering a wonderful outdoor space to relax, entertain and enjoy throughout the seasons. Thoughtfully arranged and beautifully landscaped, the garden boasts a combination of spacious patios, colourful planted borders and a lawned area dotted with fruit trees.
Paved terraces provide electric points allowing the perfect places for outdoor dining and seating, while the attractive pergola offers a sheltered area for entertaining. A delightful summerhouse sits to the rear, ideal as a garden retreat, hobby room or additional storage space.









EXTERNAL FRONT AND PARKING





The property is approached via a wrought iron gate, steps and a pathway, while the lift provides easy access directly from the driveway level, making it an ideal choice for a range of buyers. Mature borders and well-kept lawns enhance the setting, creating an attractive first impression.
A sheltered entrance porch and paved area allows space to sit out and for pots/planters.



***MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Standard brick and stone

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
None known

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property / There are no known structural defects 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
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

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

AGENT NOTES - ALMONDBURY
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

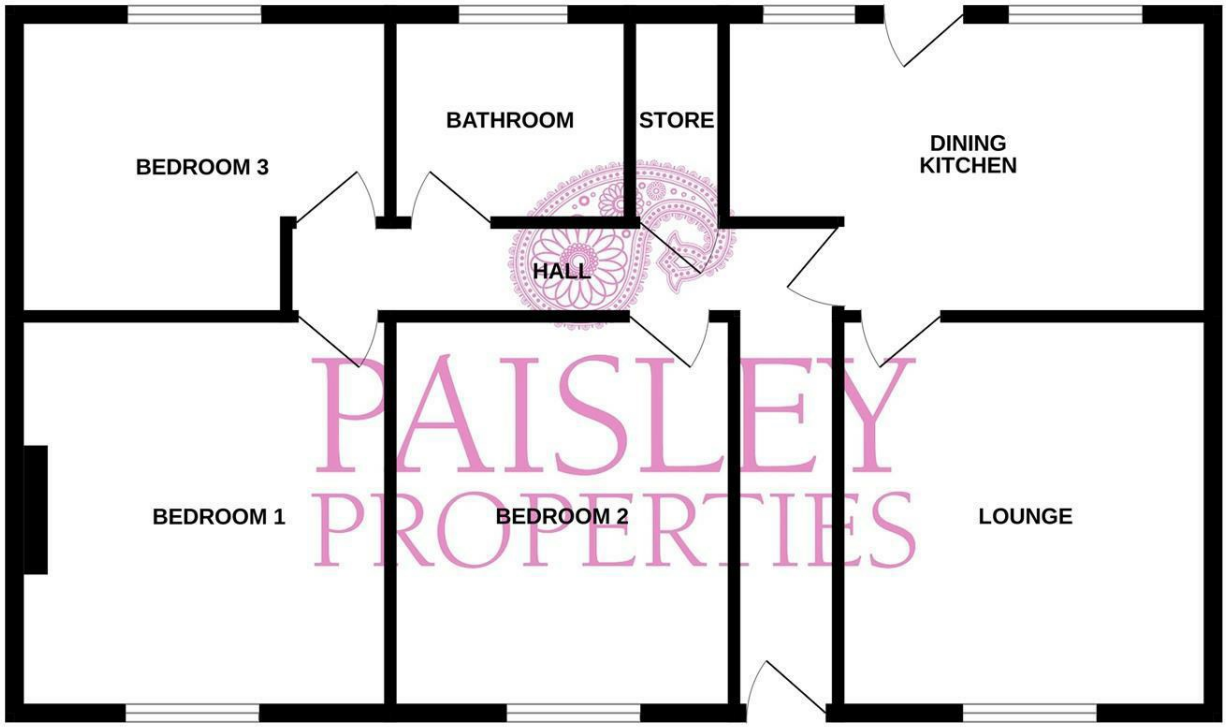
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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 - PAISLEY / ALMONDBURY
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.

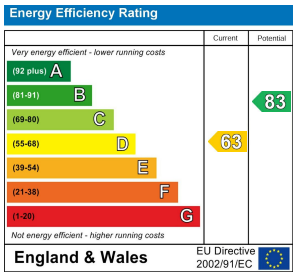
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

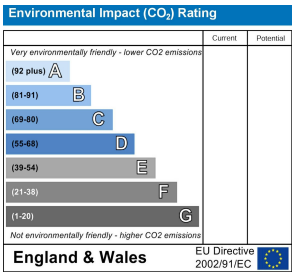
PAISLEY PROPERTIES - PAISLEY / ALMONDBURY
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like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



PAISLEY PROPERTIES

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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