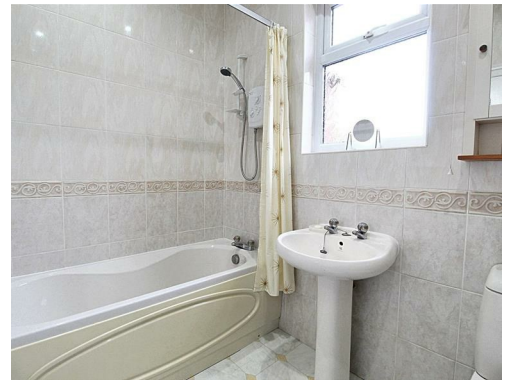


63 Rawthorpe Lane,  
Dalton HD5 9NT

OFFERS AROUND  
£220,000



POSITIONED ON A GOOD SIZE PLOT IS THIS FANTASTIC THREE DOUBLE BEDROOM SEMI DETACHED TRUE BUNGALOW WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY LANDSCAPED GARDENS TO FRONT AND REAR, SWEEPING DRIVEWAY FOR MULTIPLE VEHICLES AND DETACHED GARAGE.

LEASEHOLD - 999 YEARS - EXPIRING 2926 - CHARGES £5 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES



### **LIVING ROOM 15'6" x 11'11" max**

You enter the property through a upvc part glazed door into this great size reception room that has high ceilings, panelling to the walls, picture rails and is light and airy courtesy of the large window which overlooks the garden and street scene beyond. The room has a plaster moulded fireplace with marble hearth which houses a gas fire and ample space for freestanding living room furniture. A door leads through to the dining kitchen.



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

This spacious and well presented dining kitchen has spotlighting to the ceiling and is fitted with timber wall and base units, complementary work surfaces and a stainless sink and drainer. To the side of the kitchen is room for a dining table and chairs. Louvre style doors open to a handy storage cupboard which houses the boiler. Doors lead through to the inner hall and utility room and back through to the living room.







### **UTILITY ROOM 6'6" x 6'2" max**

Positioned off the kitchen is the utility room which benefits from an integrated double oven with grill and four ring gas hob with concealed extractor above. There is space for a freestanding fridge freezer, tumble dryer and plumbing for a washing machine. A window gives a view of the rear garden and a door opens into the conservatory.



### **CONSERVATORY 11'6" x 8'8" max**

This great addition to the property has space for freestanding furniture, practical vinyl flooring underfoot and has lovely views of the rear garden from its windows. A patio door opens to the garden and a door leads back through to the utility room.





### **INNER HALLWAY**

The inner hallway has panelling to the walls, picture rails, a loft hatch with pull down ladders and doors lead through to three double bedrooms (one with en suite shower room) bathroom and a storage cupboard ideal for towels and bed linen.

### **BEDROOM ONE 11'11" x 10'9" max**

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



### **BEDROOM TWO 11'11" x 11'5" max**

Situated to the front of the property, this good sized double bedroom has space for freestanding furniture and is bursting with natural light courtesy of the large front facing window. The room is neutrally decorated and a door leads through to the hallway.



### **BEDROOM THREE 10'9" x 8'0" max**

A bright double bedroom with a large window giving pleasant views over the rear garden. With space for freestanding furniture and a bank of sliding glazed wardrobes. A door leads through to the en suite shower room and back through to the hallway.





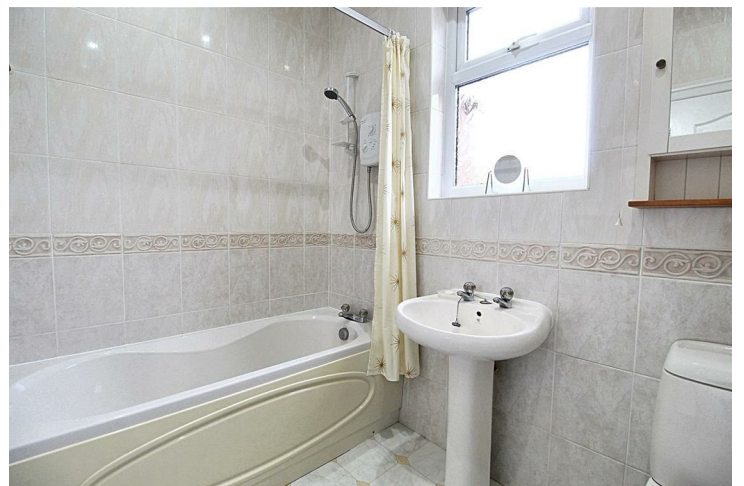
### **EN SUITE SHOWER ROOM 9'5" x 2'11" max**

Comprising of a white three piece suite including a shower cubicle with glass screen, pedestal hand wash basin and low level W.C. Partially tiled walls, obscure glazed rear facing window, vinyl flooring underfoot, spotlights to the ceiling and a door leads through to bedroom three.



### **BATHROOM 8'0" x 6'0" max**

The bathroom is fitted with a three piece suite including a bath with shower over, vanity hand wash basin and a low flush W.C. The room is fully tiled, has complementary vinyl flooring underfoot.





## REAR GARDEN AND GARAGE

To the rear of the property is a sweeping driveway which has more room for parking and ample space for a timber out building and greenhouse if desired. A patio offers space for outdoor dining and two well maintained lawn areas provide areas to sit out and with room for garden furniture. Colourful plants, shrubs, bushes and rockeries divide the space.



## EXTERNAL FRONT AND DRIVEWAY

You enter the property through double wrought iron gates to a driveway which has parking for multiple vehicles and leads to a single detached garage with an electric door. A beautifully maintained lawn is surrounded with colourful flower beds and gives a view over the street and Emley Moor Mast in the distance.







## **MATERIAL INFORMATION**

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £5 PER ANNUM GROUND RENT

COUNCIL AND COUNCIL TAX BAND TAX: B

PROPERTY CONSTRUCTION: STONE & BRICK

PARKING: DRIVEWAY AND GARAGE

UTILITIES:

\*Water supply & Sewerage - MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS

\*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. \*

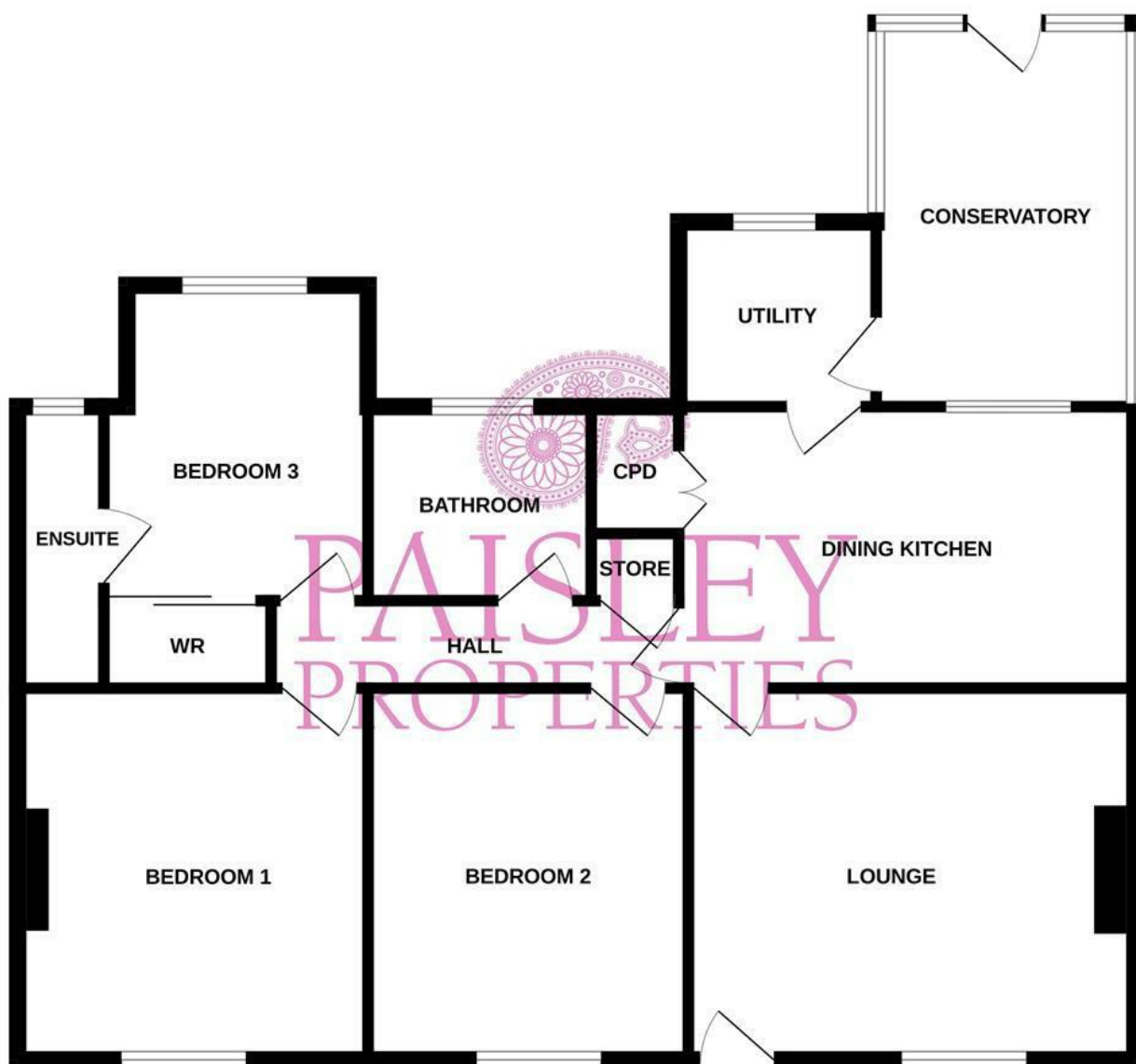
## **PAISLEY**

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.  
Made with Metropix ©2024

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 80        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                        |           |
|---------------------------------------------------------------------------------------|-----------|
| Current                                                                               | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions                       |           |
| (92 plus) A                                                                           |           |
| (81-91) B                                                                             |           |
| (69-80) C                                                                             |           |
| (55-68) D                                                                             |           |
| (39-54) E                                                                             |           |
| (21-38) F                                                                             |           |
| (1-20) G                                                                              |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                       |           |
| England & Wales                                                                       |           |
| EU Directive 2002/91/EC                                                               |           |
|  |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
17 Commercial Road,  
Skelmanthorpe, HD8 9DA  
t: 01484 443893

Almondbury Office:  
75-77 Northgate,  
Almondbury, HD5 8RX  
t: 01484 443922

Mapplewell Office:  
4 Blacker Road,  
Mapplewell, S75 6BW  
t: 01226 395404

PAISLEY  
PROPERTIES