23 Crossley Lane, Dalton HD5 9SX

OFFERS AROUND
£140,000















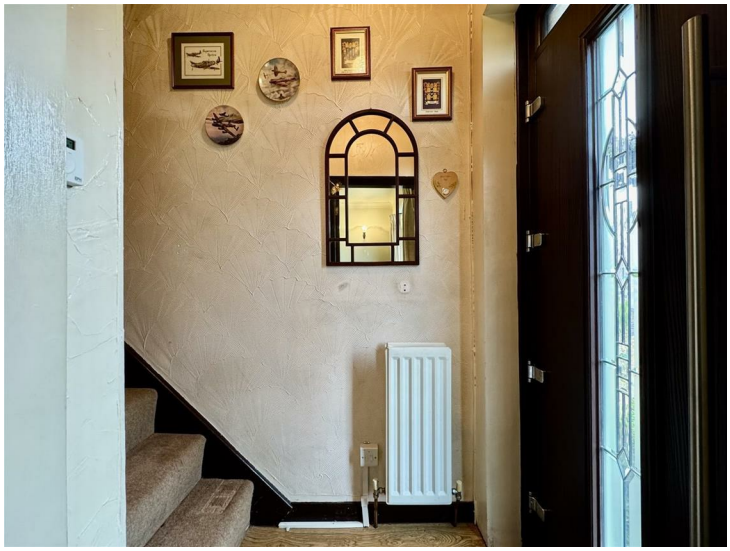
THIS CHARMING TWO BEDROOM MID TERRACE IS IN NEED OF SOME INTERNAL MODERNISATION, BOASTS SPACIOUS LIVING ACCOMMODATION WITH BEAUTIFULLY LANDSCAPED GARDENS AND ON STREET PARKING.

LEASEHOLD - 999 YEARS-CHARGES £2.50 PER ANNUM-EXPIRES 2933 / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY





You enter the property through a composite door into this welcoming entrance hallway which has space to remove your coats and shoes on arrival. A staircase rises to the first floor and a door opens to the lounge.

LOUNGE 14'11" max into bay x 11'10" max





This light and airy reception room has a view over the front garden through its bay window and space to accommodate free standing furniture. A coal effect gas fire sits within a stone fireplace and offers a lovely focal point to the room. Doors lead to the dining kitchen and back through to the entrance hallway.

DINING KITCHEN 15′0″ max x 8′5″ max





Spanning the rear of the property, the dining kitchen has two windows and is fitted with a range of timber wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and a four ring electric hob with an extractor fan above. There is space for a fridge freezer and plumbing for a washing machine. To the far side of the kitchen is room for a table and chairs. A useful understairs cupboard provides storage for household items. An external door provides access to the garden and a door leads back through to the lounge.





FIRST FLOOR LANDING

Stairs with a timber balustrade ascend to the first floor landing. Doors lead to two double bedrooms and the shower room. A hatch gives access to the loft.

BEDROOM ONE 15'1" max x 10'11" max



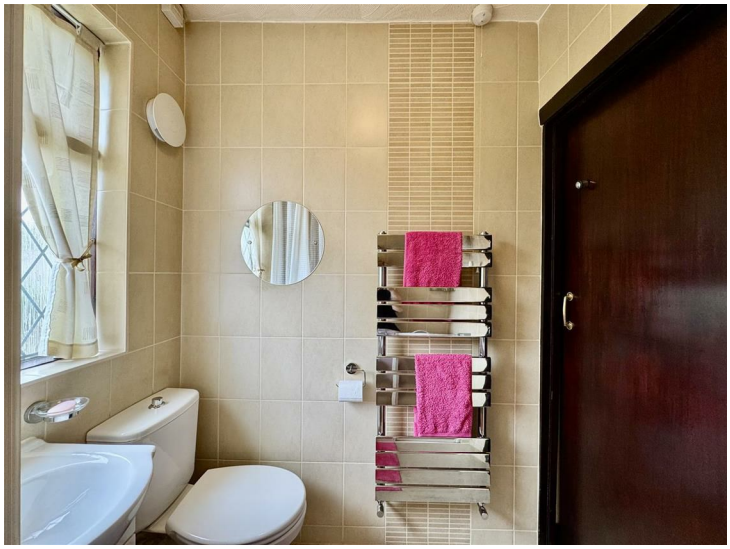

A generous size double bedroom which has a bank of fitted wardrobes and ample space for further freestanding bedroom furniture. A large windows gives a view over the street scene below and a door leads to the landing.

BEDROOM TWO 9'10" max x 8'10" max




Another double bedroom with space for bedroom items and a lovely view over the rear garden. A door leads to the landing.

SHOWER ROOM 5'10" max x 5'6" max

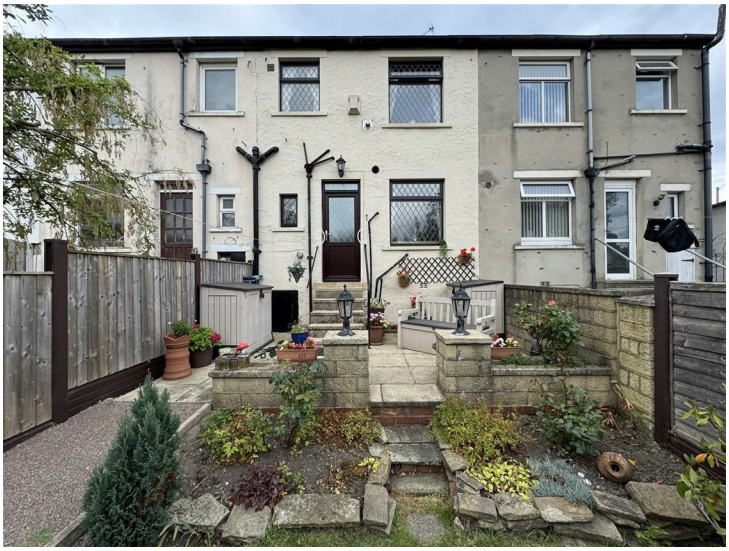



The modern shower room is fitted with a three piece white suite, including a walk in shower with a wall mounted seat, a vanity hand wash basin with mixer tap, low level W.C and a chrome towel radiator. The room is fully tiled and has complementary vinyl underfoot. There is an obscure glazed window and a sliding door leads to the landing.

REAR GARDEN




To the rear of the property there is a wonderful enclosed garden which has a raised patio area ideal for outdoor dining, followed by a beautifully maintained lawn with colourful raised flowerbed borders, plants and shrubs. A resin pathway leads to the bottom of the garden where there is a tree and space for a timber outbuilding.





EXTERNAL FRONT AND PARKING





You enter through a wrought iron gate to the front of the property where there is a lawn with well maintained hedging and flowerbed borders. A pathway leads to the front door.

A metal gate at the end of the terrace gives access to a pathway which leads to a gate at the bottom of the rear garden.

The property has on street parking.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 YEARS
Start date - 25/03/1934
Years remaining - 907

ADDITIONAL COSTS:
Ground rent - £2.50 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Standard

PARKING:
On Street Parking

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.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are planning applications on surrounding properties or land which can be viewed on the local government planning portals.
*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
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.

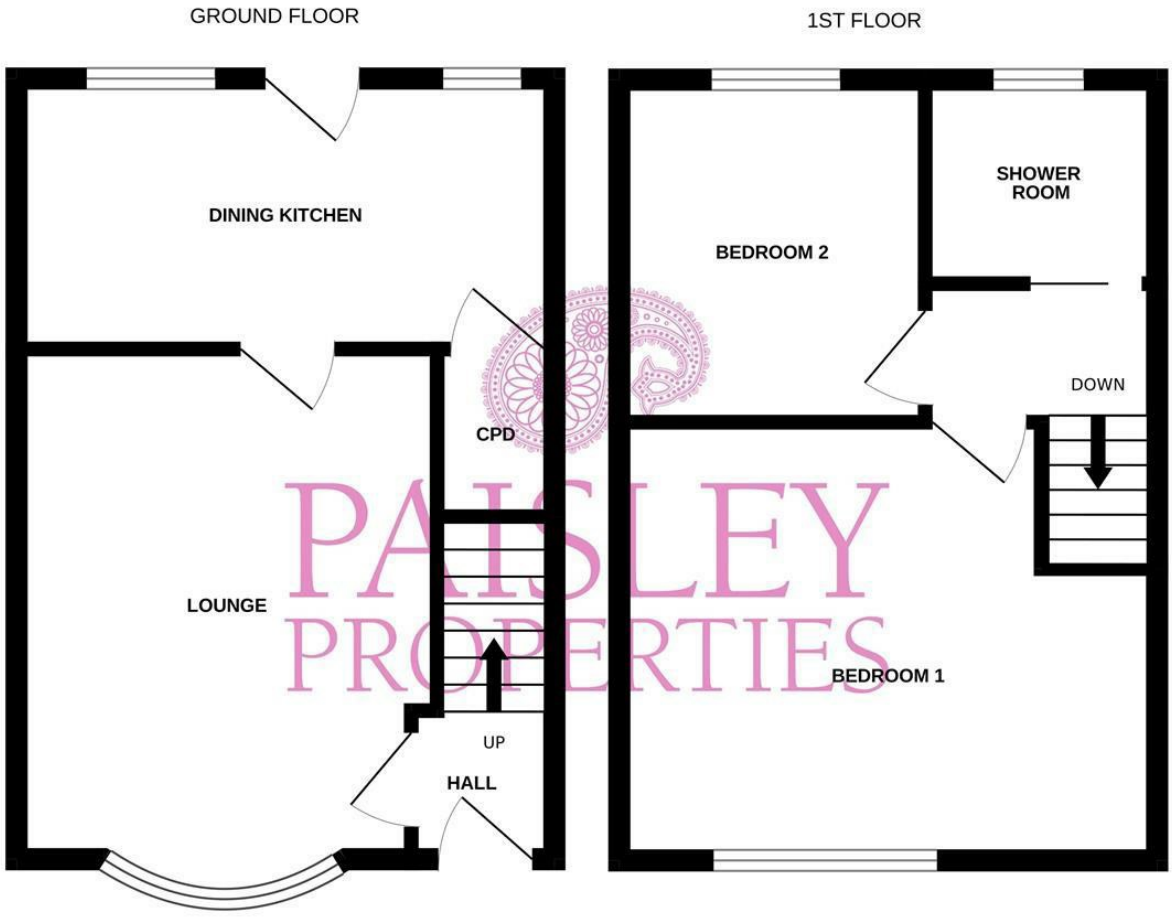
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

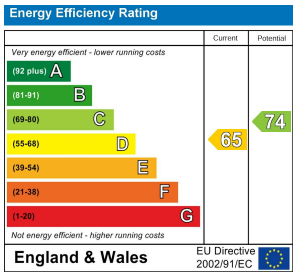
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy,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

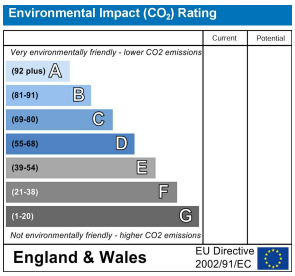
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES
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.



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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