

474 Wakefield Road,
Dalton HD5 8PS

OFFERS AROUND
£115,000



TUCKED AWAY DOWN A QUIET SIDE LANE IS THIS LOVELY TWO BEDROOM MID TERRACE PROPERTY WHICH BOASTS CHARACTERFUL FEATURES, AN OPEN PLAN LIVING KITCHEN, GARDENS AND NO PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALL

You enter the property through a upvc door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. There is space to remove and store outdoor clothing, laminate flooring underfoot and a sliding glazed door opens to the living kitchen. A staircase with a timber balustrade ascends to the first floor landing.



LIVING KITCHEN 16'8" x 14'10" max

This good size living kitchen has dual aspect windows and is fitted with a range of white wall and base units, contrasting work surfaces, tile splash backs and a composite sink and drainer with mixer tap over. There is an integrated four ring electric hob with extractor above and space for a fridge freezer. Beams and a cast iron fireplace housing a gas coal effect fire adds a dash of characterful charm and there is ample space for freestanding living room furniture. Laminate flooring flows underfoot and doors lead through to the cellar head and back through to the entrance hall.





CELLAR

Accessed from the living kitchen is the cellar head, an external rear door which opens to the garden and a storage cellar with light and great for additional storage.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which could be used as an office space if desired. Doors open to two bedrooms, the house shower room and a hatch opens to the insulated loft space.



BEDROOM ONE 10'8" x 8'5" max

Located at the front of the property with rooftop views is a well presented double bedroom with a fitted mirrored wardrobe, space for freestanding furniture and a door opens to the landing.



BEDROOM TWO 7'7" x 7'6" max

A bright single bedroom with space for bedroom furniture, roof top views and a door opens to the landing.



SHOWER ROOM 9'6" x 5'6" max

This light and airy shower room has a walk in shower, pedestal had wash basin and low level W.C. The room is partially tiled, has a floor to ceiling storage cupboard with plumbing for a washing machine, a rear obscure window, vinyl flooring underfoot and a door opens to the landing.



REAR GARDEN

To the rear of the property is an enclosed garden area which has artificial lawn underfoot and space to sit out or for pots and planters.

EXTERNAL FRONT

To the front of the property is raised decking ideal for dining out with space for garden furniture. To the bottom of the garden area is space for a timber out building and raised flowerbeds.

****Please Note**** There is shared access for the neighbouring property.



***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STONE

PARKING:

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.

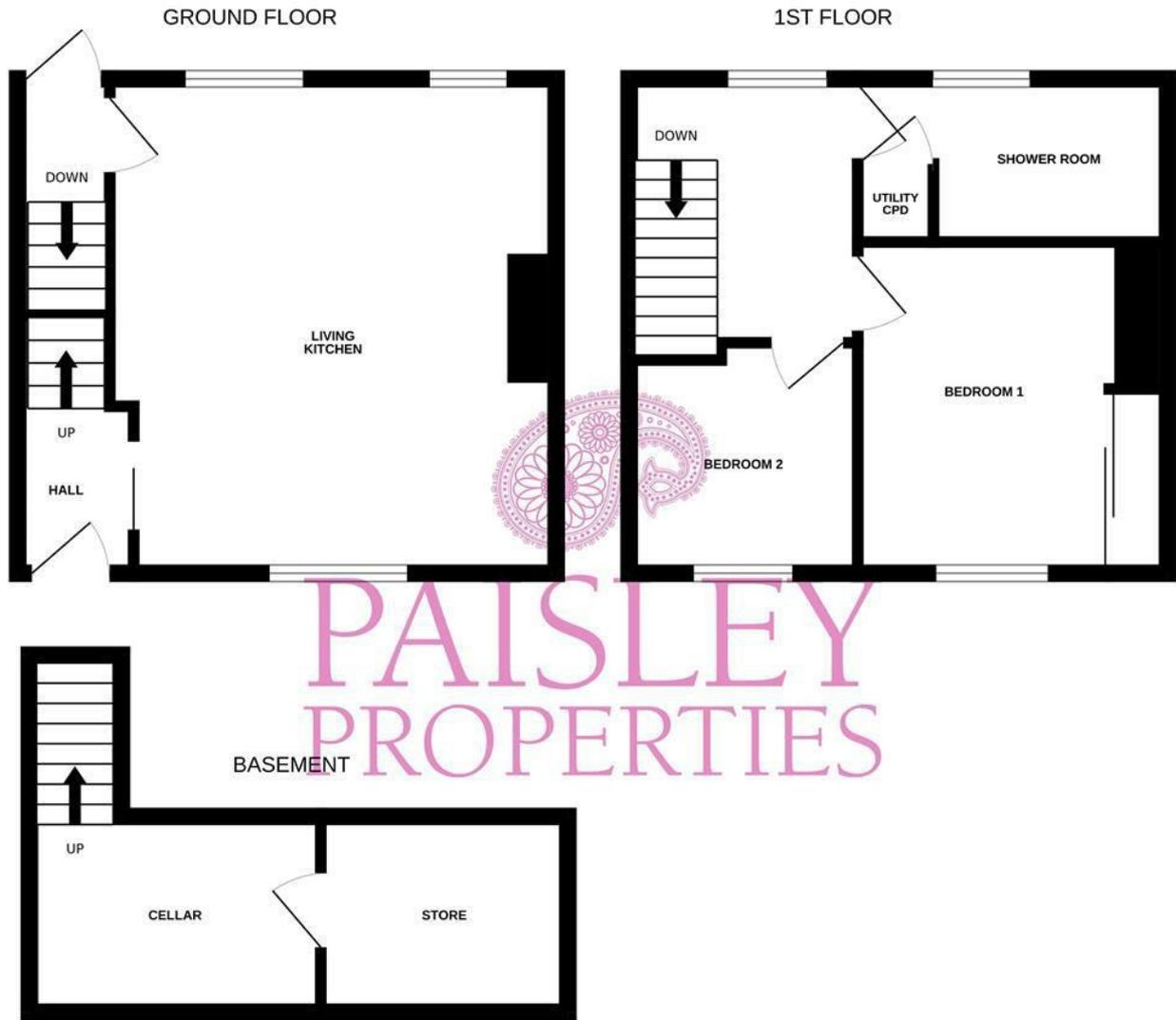
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

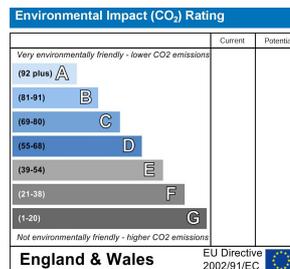
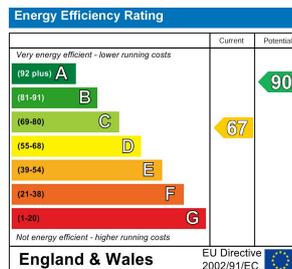
SURVEY TEXT

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 for a free, no obligation quote or for more information.



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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