

44 Oaklands Drive,
Dalton HD5 8PR

OFFERS AROUND
£289,995



THIS IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS STYLISH AND SPACIOUS LIVING ACCOMMODATION, A BEAUTIFUL ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD 999YEARS - EXPIRES 2962 - £10 PER ANNUM / COUNCIL TAX BAND C / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE VESTIBULE 6'4" max x 5'5" max



You enter the property through a recently fitted composite door with obscure side glazing into this light and airy vestibule which has space to remove and store shoes and coats. Laminate flooring flows underfoot and steps ascend to a door which leads through to the entrance hallway.

ENTRANCE HALLWAY



You enter the hallway from the vestibule through an oak door into a welcoming hallway which has room for freestanding furniture and a handy understairs storage cupboard. A staircase ascends to the first floor landing and doors lead to the living room and dining kitchen.

LIVING ROOM 13'1" max x 12'0" max

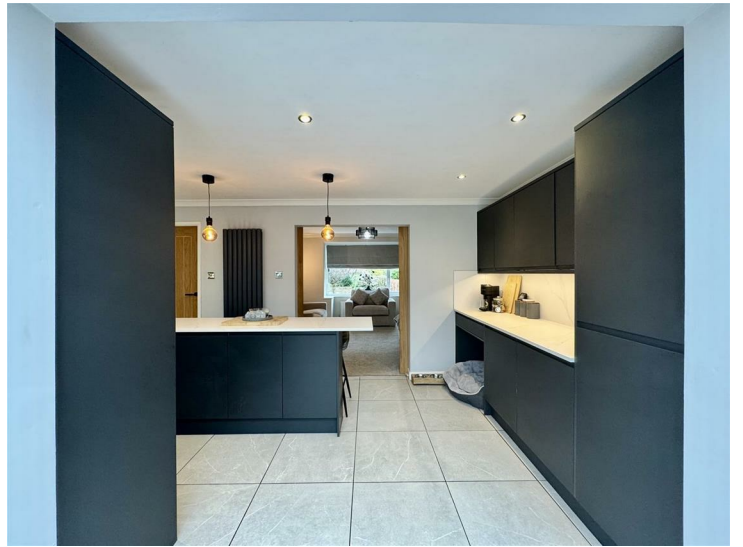


Positioned to the front of the property is this beautifully decorated and spacious reception room which is the perfect place to relax on an evening, a large window overlooks the front garden, street outside and woodland beyond. There is ample space for free standing furniture, a door leads to the hallway and sliding doors lead through to the dining kitchen.

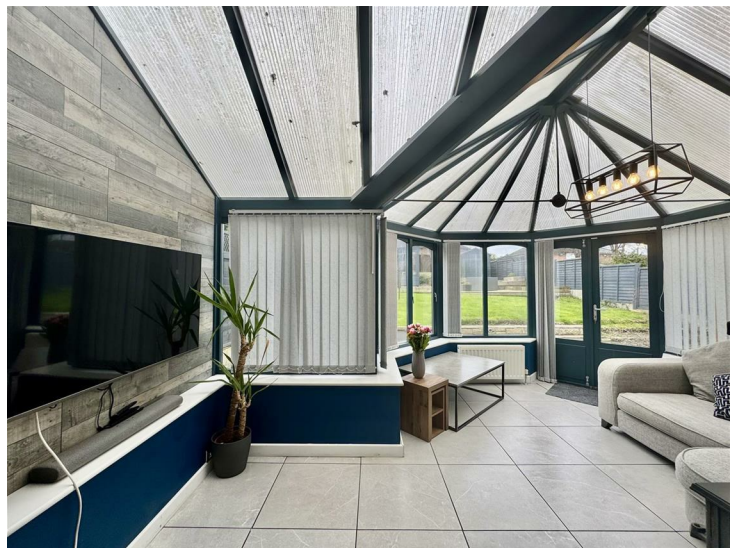
DINING KITCHEN 18'0" max x 9'1" max



This stunning and recently fitted dining kitchen really is the heart of the home and comprises of a range of dark grey wall and base units with contrasting work surfaces, matching upstands and a composite sink with a Quooker tap over. There are integrated appliances including a electric oven, microwave oven, four ring electric hob with extractor over, fridge freezer, dishwasher and a wine cooler. A fabulous central island offers storage and space for informal dining. Attractive tile flooring and spotlighting to the ceiling completes the room and an understairs cupboard provides space for household items. Doors lead to the utility room, hallway, double doors open to the living room and an opening leads to the conservatory.



CONSERVATORY



Flooded with natural light and with pleasant garden views, this great addition to the home is a fantastic space to entertain guests. The room could lend itself to a formal dining space if desired and a log burner gives a lovely focal point. Tile flooring flows underfoot and an opening leads through to the dining kitchen. Patio doors open to the garden.

UTILITY ROOM/HOME OFFICE 7'11" max x 13'5" max



This useful space is positioned at the back of the garage, has built in louvre style storage, wall and base units, plumbing for a washing machine, space for a tumble dryer and a door leads into the kitchen. An external door opens to the garden.

FIRST FLOOR LANDING



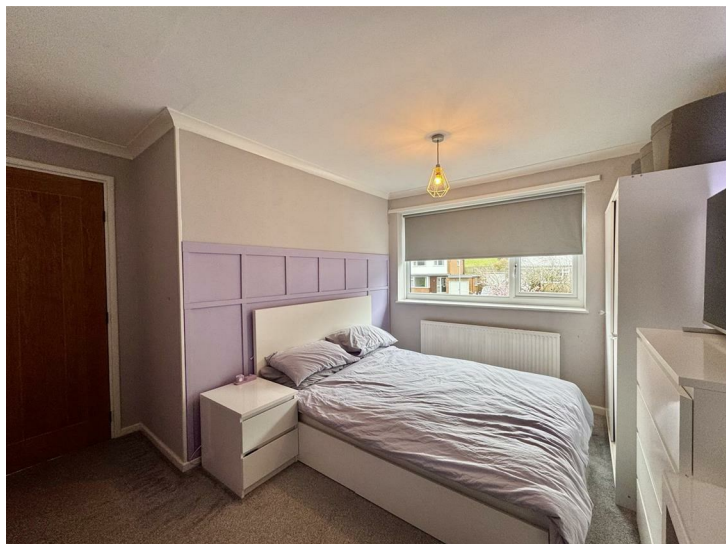
Stairs ascend from the entrance hallway to the first floor landing which has a side facing window, doors lead to three bedrooms, the house bathroom and a hatch gives access to the loft.

BEDROOM ONE 11'2" max x 9'9" max



Located to the rear of the property is this generously proportioned and tastefully decorated double bedroom with sliding mirrored wardrobes, space for additional freestanding furniture and a large window overlooks the beautiful rear garden. A door leads to the landing.

BEDROOM TWO 11'6" max into doorway x 11'0" max



This good sized double bedroom is well presented, has feature panelled walls and has plenty of space for freestanding furniture. A front facing window has a lovely view of the front garden, street scene, woodland beyond and a door leads to the landing.

BEDROOM THREE 8'7" max x 7'10" max



A good size single bedroom with a bulk head providing a storage cupboard with louvre style doors, space for furniture and a door leads to the landing.

BATHROOM 7'6" max x 5'7" max



This attractive bathroom is fitted with a contemporary three-piece suite, including a bath with waterfall shower over, vanity hand wash basin with waterfall style tap, beautiful wall units with display lighting and a built in low level W.C. The room has attractive tiling to the walls, complimentary heated vinyl flooring and a panelled ceiling with spotlights. There is an obscure glazed rear window, chrome heated towel rail and a door leads to landing.

REAR GARDEN



This beautiful rear garden can be accessed through the conservatory or utility room or through a timber gate from the driveway. There is a large, fence enclosed tiered garden with a good sized patio area adjoining the property, a small feature pond, decked areas which offer entertaining space for Al fresco dining with ample room for garden furniture. Colourful rockery plants, shrubs and bushes separate the spaces, a well maintained lawn area and at the top of the garden is a timber, glazed summer house with power which gives a delightful view back to the house.



EXTERNAL FRONT, GARAGE AND DRIVEWAY



To the front of the property is a lawned garden area with a low stone wall, mature shrubs, hedges and space for decorative pots and planters.

A long driveway which can accommodate multiple vehicles leads to an attached single garage with electric door, light, power and plenty of space for storing tools and garden furniture.



***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 Years

Start date -01/01/1963

Years remaining - 936

ADDITIONAL COSTS:

Ground rent - £10 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band C

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / Driveway

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 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

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.

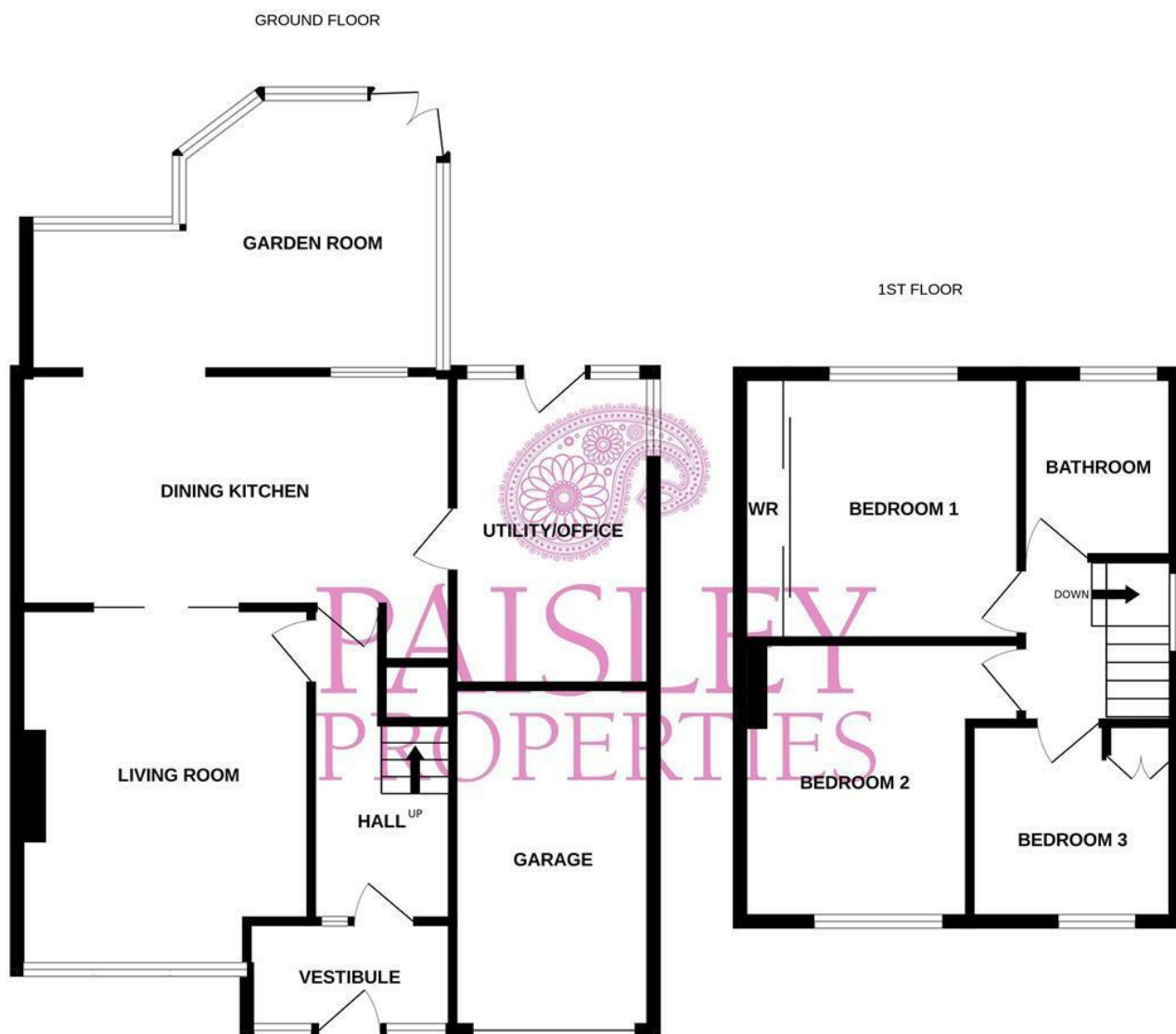
MORTGAGES

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.

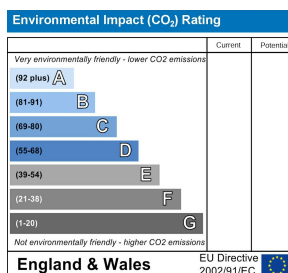
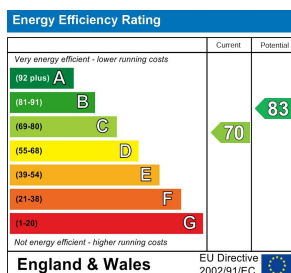
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



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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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

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PROPERTIES