

460 Wakefield Road,  
Dalton HD5 8PS

OFFERS AROUND  
£180,000



TUCKED AWAY ON A COBBLED SIDE ROAD, THIS CHARMING THREE BEDROOM MID TERRACE COTTAGE BOASTS CHARACTER AND STYLISH LIVING ACCOMMODATION THROUGHOUT, A GENEROUS SIZE REAR GARDEN AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C

PAISLEY  
PROPERTIES

## LIVING ROOM 17'5" apx x 16'0" max

You enter the property through a upvc door into a tiled entrance space within the living room with space to remove and store outdoor clothing. This beautifully presented and spacious living room has lovely exposed beams and has ample space for free standing living room furniture. A coal effect gas fire within a brick fireplace creates a lovely focal point to the room and timber flooring flows underfoot. Doors lead through to the dining kitchen, the cellar head and a carpeted staircase ascends to the first floor landing.



### **CELLAR 8'3" max x 5'10" max**

Stone steps descend to a vaulted storage cellar which has inset shelving and power.

### **DINING KITCHEN 16'6" max x 8'11" max**

Spanning the rear of the property with views over the garden, this attractive dining kitchen is fitted with pale grey wall and base units, a composite sink with mixer tap over, contrasting work surfaces and finished with bevelled metro tile upstands. Integrated appliances include a Zanussi electric oven and grill, a four ring gas hob with extractor fan over, a fridge freezer and a washing machine. There is space for a dining table and chairs. Laminate flows underfoot, a door opens to the living room and an external door opens to the rear garden.



### **FIRST FLOOR LANDING**

A staircase ascends from the living room to the first floor landing and doors lead through to three bedrooms and the house bathroom.

### **BEDROOM ONE 16'1" max x 9'0" max**

This generously sized double bedroom is positioned at the front of the property and has space for free standing bedroom furniture. The room is tastefully decorated and a door leads to the landing.



**BEDROOM TWO 9'5" max x 8'11" max**

Located to the rear of the property, this nicely presented double, L shaped bedroom enjoys a pleasant outlook over the rear garden from its window. The room has ample space for free standing furniture and a door leads to the landing.



**BEDROOM THREE 12'7" max x 5'10" max to fitted wardrobes**

A bright single bedroom is positioned to the front of the property with views of the street scene below. Having space for freestanding furniture and fitted wardrobes. A door leads to the landing.



### **BATHROOM 8'11" apx x 6'7" apx**

The stylish house bathroom is fitted with a white four-piece suite, including a bath with mixer tap, a wall hung vanity hand wash basin, corner shower with sliding glass screen and a low level W.C. The room is fully tiled with attractive tiles, LVT flooring underfoot, a chrome towel radiator, obscure glazed window and a door leads through to the first floor landing.



### **REAR GARDEN**

A patio area adjoins the property and a step up gives access to the good size, fence enclosed garden with flower bed borders which offers ample space for dining out and entertaining guests. To the rear of the garden is a gravel area which has space for a timber outbuilding if desired.



### **EXTERNAL FRONT AND DRIVEWAY**

A driveway provides parking for two vehicles and a raised flowerbed sits to the rear offering space for pots and planters.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band A

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
Driveway

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
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**

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.

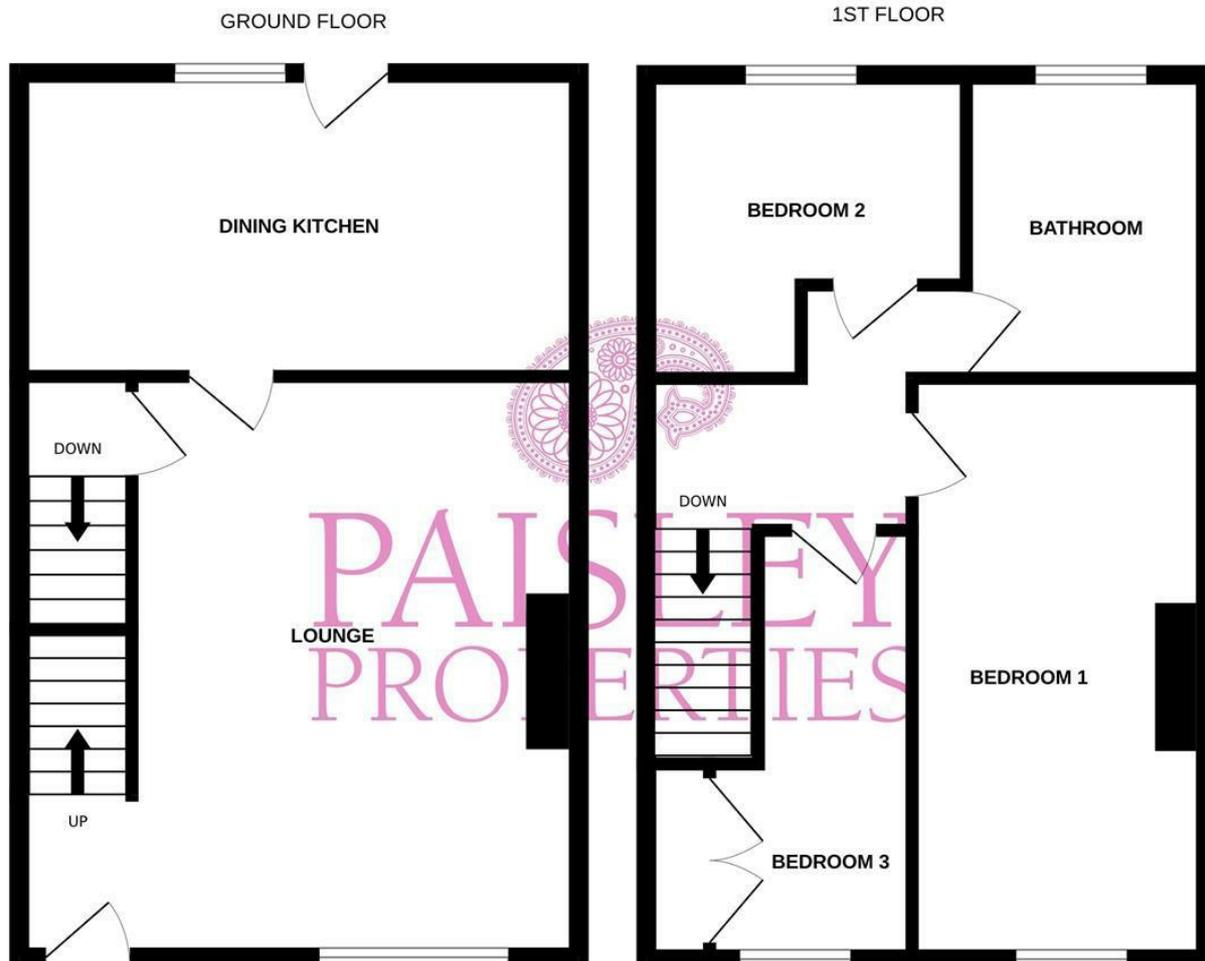
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

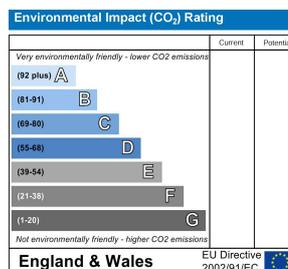
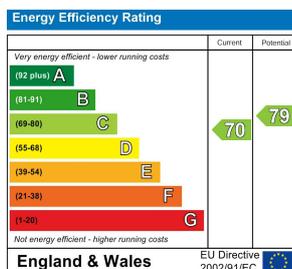
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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 ©2025



[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

