

1 West Grove Avenue,
Dalton HD5 9LD

OFFERS AROUND
£140,000



**** NO CHAIN** SAT ON A GENEROUS SIZE CORNER PLOT AND BURSTING WITH POTENTIAL IS THIS THREE BEDROOM END TERRACE WHICH BOASTS SPACIOUS LIVING ACCOMMODATION THROUGHOUT AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.**

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE PORCH 6'5" x 4'3" max

You enter the property through a timber door into this useful porch with space to remove and store outdoor clothing and shoes. Windows allow natural light to flood the space and practical tile flooring flows underfoot. A door opens to the entrance hallway.



ENTRANCE HALLWAY

You enter through a timber door into the entrance hallway with side window, a door leads through to the lounge and a staircase with a timber balustrade ascends to the first floor landing.

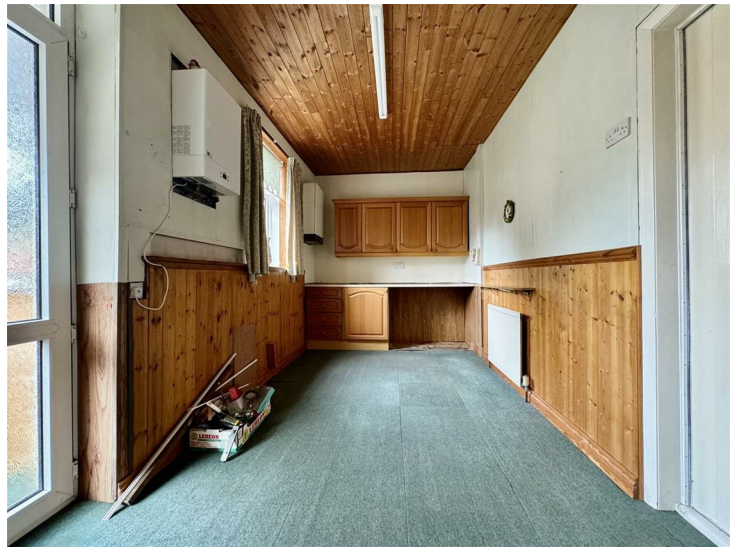
LOUNGE 14'8" x 13'6" max

This light and airy room has a tile fireplace and hearth housing a coal effect gas fire, a good amount of space to accommodate free standing living room furniture, alcoves to either side of the chimney breast and large window gives a view over the front garden. Doors open to the dining kitchen and back through to the entrance hallway.



DINING KITCHEN 17'10" x 7'3" max

Spanning the rear of the property is the dining kitchen which is fitted with timber wall and base units, contrasting roll top work surfaces with tile splashbacks and a composite sink and drainer with mixer tap over. There is space for a gas oven with concealed extractor fan over, fridge, freezer, plumbing for a washing machine and room for a dining table and chairs, two rear facing windows let natural light flood through the space. A bifold door opens to the handy understairs storage cupboard ideal for household items and doors opens to the rear porch and back through to the lounge.





REAR PORCH 3'10" x 3'6" max

The rear porch is glazed and allows space for storage if desired. Doors open to the garden and the dining kitchen.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing with a side window, space for freestanding furniture and doors lead through to three bedrooms, house bathroom, separate W.C and a hatch gives access to the loft.

BEDROOM ONE 12'7" x 11'0" max

This generous sized bedroom benefits from a fitted floor to ceiling storage cupboard, space for freestanding furniture, a large front facing window fills the room with light and gives views over the front garden and street scene beyond. A door leads to the landing.



BEDROOM TWO 10'11" x 8'7" max

Another good sized double bedroom with space for bedroom furniture is situated at the rear of the property with views over the rear garden, rooftops beyond and a door leads to the landing.



BEDROOM THREE 8'9" x 6'4" max

Located at the front of the property is this bright single bedroom with bulk head, space for freestanding furniture and a door leads to the landing.



BATHROOM 5'6" x 5'5" max

The bathroom is fitted with a two-piece suite including a bath with shower over and a vanity hand wash basin. The room is partially tiled, has a rear obscure window and a door leads on to the landing.



SEPARATE W.C 4'2" x 2'3" max

This handy room has a low flush W.C and an obscure rear facing window. A door leads on to the landing.



GARDENS AND DRIVEWAY

Sitting on a generous corner plot and offering a range of spaces to enjoy such as a rear patio ideal for outdoor dining, a raised decked area, space for outbuildings, a front garden with colourful shrubs, raised flowerbeds, ample space for garden furniture and a driveway with double wrought iron gate entry for multiple vehicles. There is plenty of scope to utilise this space, build a garage, extend (STPP) and make a bigger driveway if desired.





***MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES BAND A

PROPERTY CONSTRUCTION: STONE

PARKING: DRIVEWAY

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.

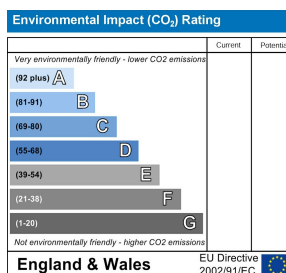
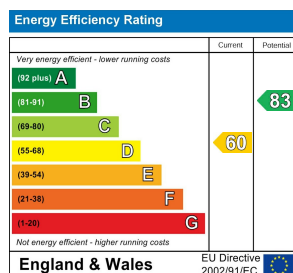
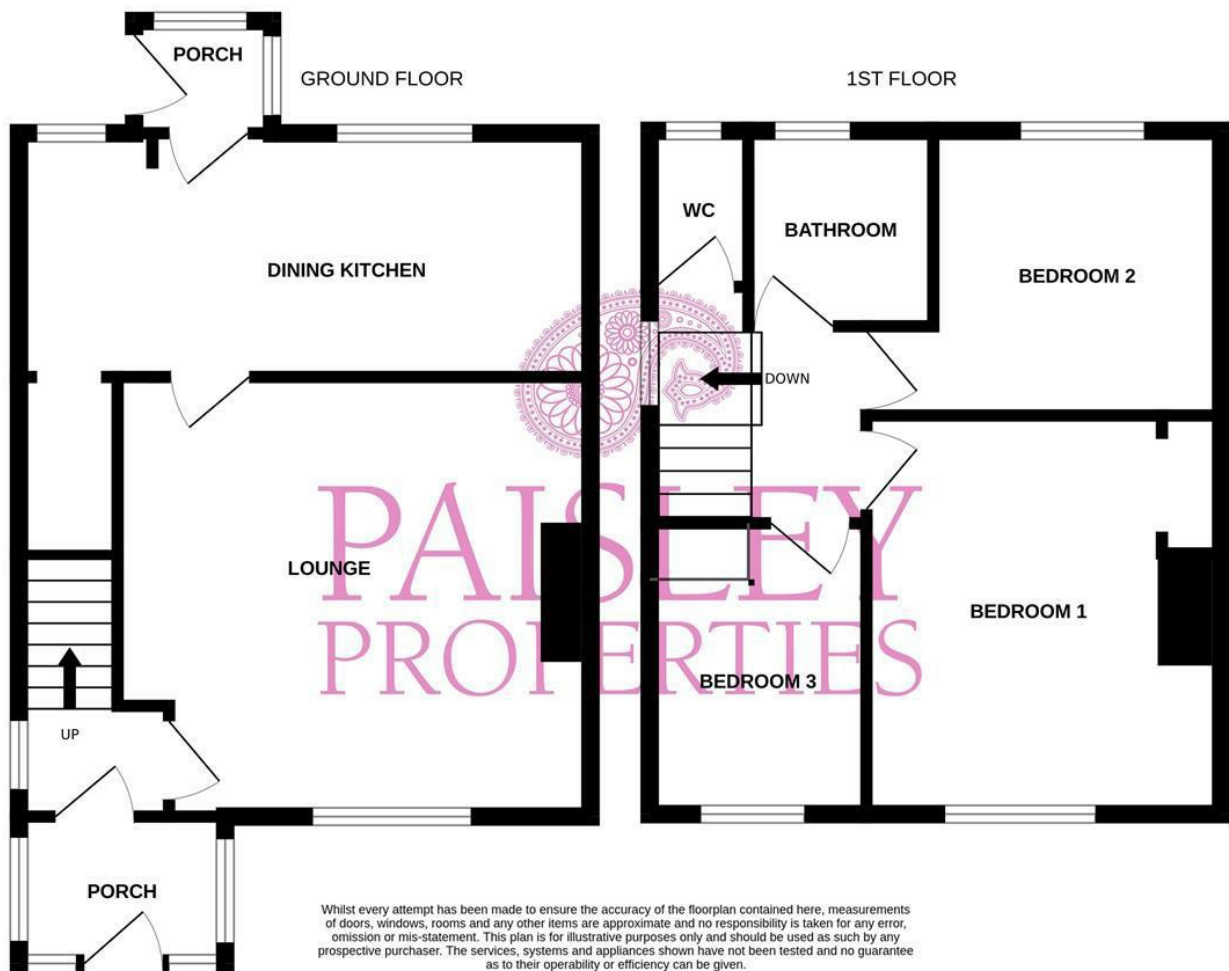
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.



www.paisleyproperties.co.uk

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