

462 Off Wakefield Road,  
Dalton HD5 8PS

OFFERS AROUND  
£215,000



TUCKED AWAY ON A COBBLED ROAD, THIS CHARMING THREE BEDROOM END TERRACE COTTAGE IS DECEPTIVELY SPACIOUS AND BOASTS CHARACTER AND STYLISH LIVING ACCOMODATION, A BEAUTIFULLY LANDSCAPED GARDEN AND A DRIVEWAY FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES

### **ENTRANCE PORCH 8'7" max x 7'3" max**



You enter the property through a partially glazed composite door into this welcoming entrance porch which could also make a great home office if required. There is ample space for the storing of coats/shoes and other household items. There is laminate flooring underfoot, a front facing window and a timber and glazed door which opens to the living room.

### **LIVING ROOM 17'2" max 16'0" max**



A spacious reception room which is packed with characterful features. There are exposed timber beams to the ceiling, feature panelled walls and an inset stone fireplace housing a multi fuel stove which gives a lovely focal point to the room. Real wood flooring flows underfoot, a front facing leaded glazed window over looks the driveway and a staircase ascends to the first floor. Doorways lead to the entrance porch, cellar head and through to the dining kitchen.

### **CELLAR**

Stone steps lead down to this useful storage cellar which has a radiator, power and space for an extra freezer if required. At the top of the steps is the boiler which was fitted in 2022.

## DINING KITCHEN 15'10" max x 16'11" max



Spanning the rear of the property is this extended dining kitchen which offers beautiful views over the rear garden and is flooded with natural light.

The kitchen is fitted with two tone grey wall and base units, contrasting worktops with shelving above, attractive tiled splash backs and a composite sink with mixer tap over. Appliances include a Rangemaster, integrated dishwasher and space for a freestanding fridge freezer. A breakfast bar offers space for informal dining. Laminate flooring flows underfoot and spotlights adorn the ceiling.

The light and airy dining area has ample space for a dining table and chairs, underfloor heating, a Velux window and spotlighting to the ceiling. A window offers pleasant views and French doors open up to the garden. Doors open to the utility/ground floor W.C and back through to the living room.





### **UTILITY / GROUND FLOOR W.C 6'10" max x 3'10" max**



Positioned off the dining kitchen is this handy room which has plumbing for a washing machine, a low level W.C and a pedestal hand wash basin with mixer tap. A window overlooks the garden and there is laminate flooring underfoot.

### **FIRST FLOOR LANDING**

Stairs ascend to the first floor from the living room. There are doorways to the three bedrooms, a separate W.C and a family bathroom.

## SEPARATE W.C



This useful room is partially tiled with mirrored walls and comprises of a wall mounted hand wash basin with mixer tap over and a low level W.C. There is vinyl flooring underfoot and a spotlight to the ceiling.

## BEDROOM ONE 9'3" max x 16'1" max



Positioned at the front of the property is this generous size double bedroom with ample space for freestanding furniture. There is an exposed beam to the ceiling, leaded glazed window overlooking the driveway, loft access and a doorway which leads to the landing.

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



Located at the rear of the property with a pleasant view over the garden from its window. This double bedroom has space for free standing furniture and a door leads to the landing.

**BEDROOM THREE 12'9" max x 7'8" max**



Currently used as a dressing room and positioned at the front of the property is the third bedroom which benefits from fitted storage (if this was removed a small double bed could fit in the space). A leaded glazed window overlooks the driveway and a door leads to the landing.

## BATHROOM 6'10" max x 5'6" max



This stylish house bathroom is fitted with a three piece suite which comprises of a bath with waterfall shower over and a glass screen, low flush W.C and a vanity hand wash basin with mixer tap. The room is fully tiled, has a heated towel radiator and an obscure rear window allows light to flow through the space. There are spotlights overhead and laminate flooring underfoot completes the room. A door leads through to the landing.

## REAR GARDEN



French doors open to a decked area which adjoins the rear of the property offering space to dine out and a step up gives access to the good size, fence and hedge enclosed lawn garden which has ample space for entertaining guests and for garden furniture. There are also two substantial timber outbuildings and a summer house at the end of the garden.



## EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a driveway which can accommodate two cars and a step up to a patio area for sitting out with space for a log store. There is stone walling to one side and fencing to the other.

## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

ADDITIONAL COSTS:  
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band B

PROPERTY CONSTRUCTION:  
Stone

PARKING:  
Driveway

DISPUTES:  
There have not been any neighbour disputes.

BUILDING SAFETY:  
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available.

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**

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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.

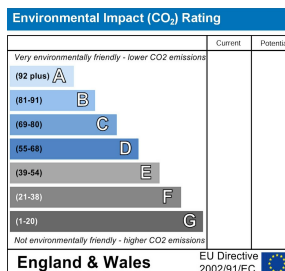
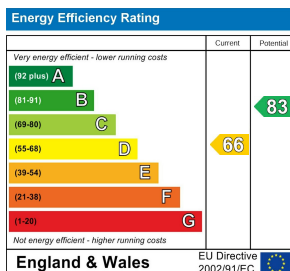
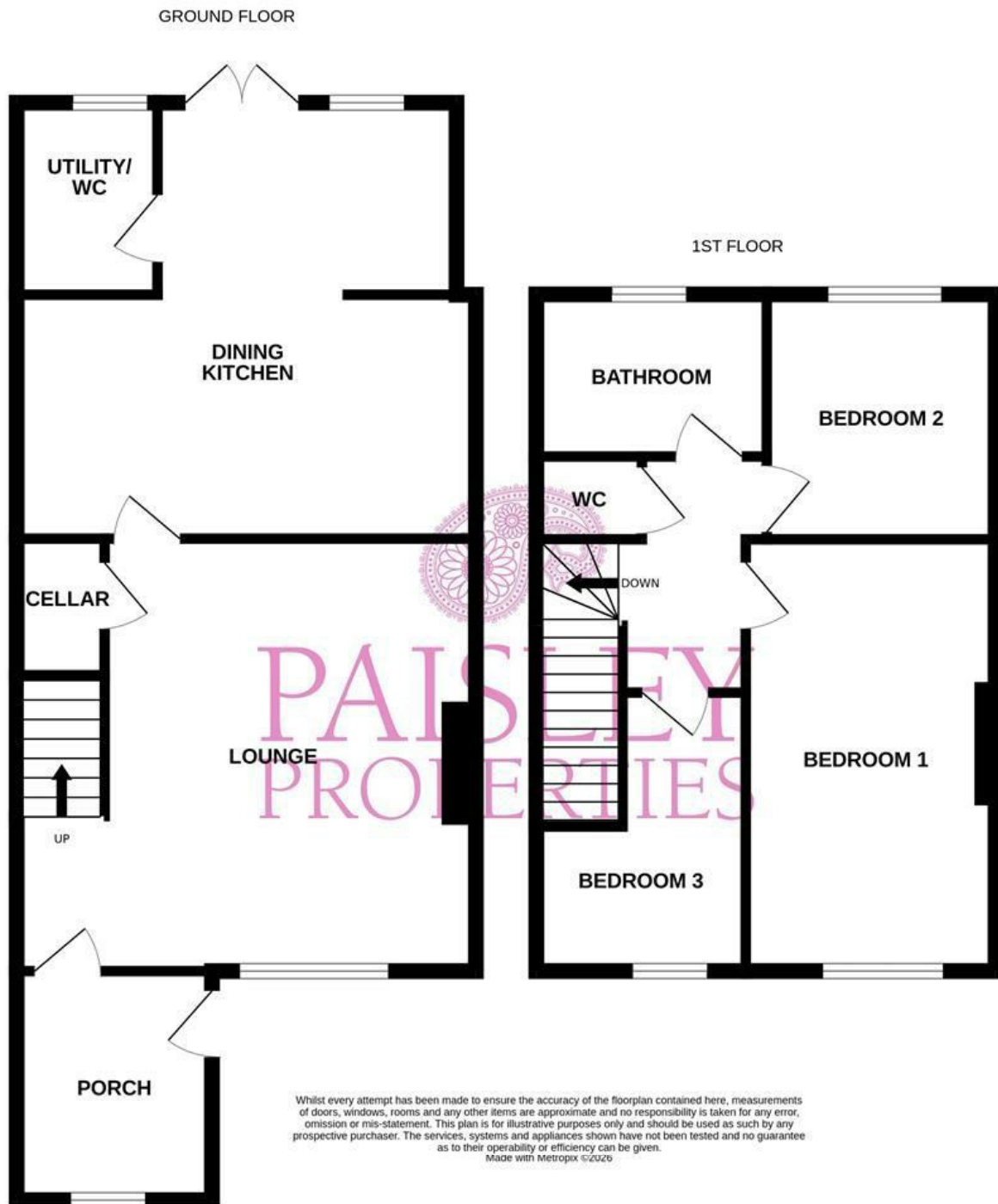
## **MORTGAGES**

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.



[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

