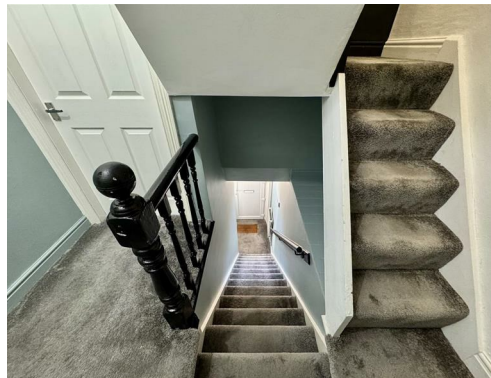


203 Dalton Green Lane,  
Dalton HD5 9TS

OFFERS AROUND  
£150,000



BEAUTIFULLY PRESENTED THROUGHOUT, THIS THREE BEDROOM END TERRACE, BACK TO BACK PROPERTY BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION OVER FOUR FLOORS, A STYLISH DINING KITCHEN, FRONT PATIO AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D.

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property through a upvc door into this welcoming entrance hallway with room for the removal of shoes and coats. A staircase with a timber balustrade ascends to the first floor landing and a door opens through to the living room.

### **LIVING ROOM 15'0" max x 14'10" max**

Positioned to the front of the property is this generous size reception room, a large window overlooks the front patio and street scene beyond. Having two alcoves and offering plenty of space for free standing furniture, the focal point of the room is a mounted fireplace housing a pebble effect electric fire and a door leads through to the rear hall.

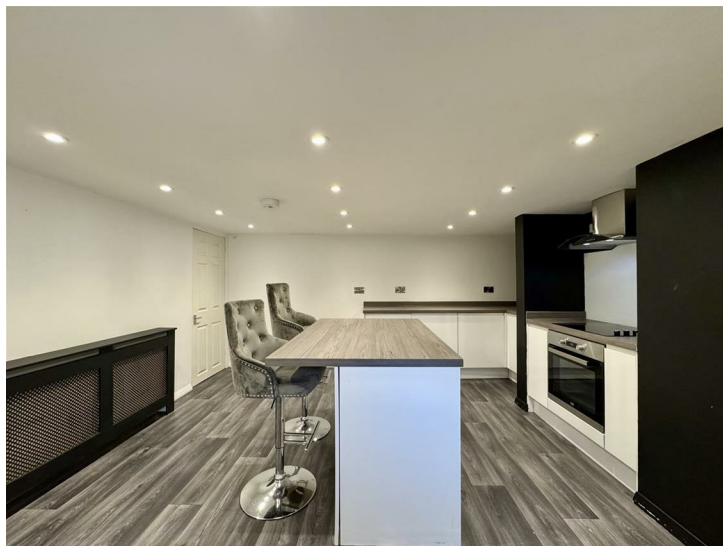


### **REAR HALL**

A door opens from the living room to a the rear hall where there is space for storage and a staircase descends to the dining kitchen.

### **DINING KITCHEN 17'9" max x 14'8" max**

Located on the lower ground floor is this stylish dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of white gloss wall and base units, complimentary roll top work surfaces with matching upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven and four ring electric hob with extractor fan over, a fitted washing machine and space for a freestanding fridge freezer. A large central island provides extra storage and a place for informal dining. Vinyl flooring flows underfoot and spotlighting to the ceiling completes the look. A door opens to a good size understairs storage cupboard, an external door leads out to the front patio and stairs ascend to the rear hall.





### **FIRST FLOOR LANDING**

Stairs ascend from the entrance hallway to the first floor landing which has quirky inset shelving, panelled walls and doors lead through to bedrooms one and three, the house bathroom and a quarter landing staircase ascends to bedroom two.



### **BEDROOM ONE 11'8" max x 11'6" max**

This neutrally decorated double bedroom is positioned to the front of the house and has space for freestanding bedroom furniture. A door leads on to the landing.



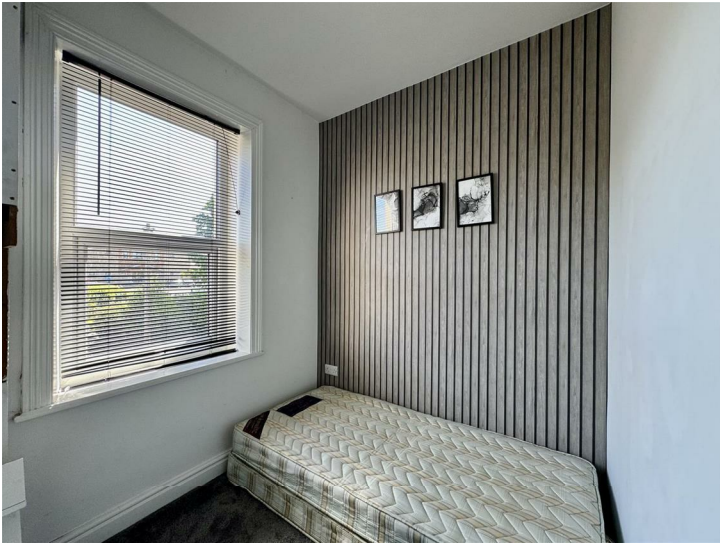
### **BEDROOM TWO 15'0" max x 9'7" max**

Another neutrally decorated double bedroom nestled in the eaves with a panelled wall, space for freestanding bedroom furniture. A large window gives pleasant rooftop views and a staircase with a timber balustrade descends to the first floor landing.



### **BEDROOM THREE 9'1" max x 8'0" max**

A light and airy good size single bedroom which has a front facing window, space for bedroom items and also houses the property's recently fitted boiler. A door leads on to the landing.



### **BATHROOM 8'2" apx x 5'4" apx**

This attractive house bathroom is fitted with a white suite including a P shaped bath with waterfall shower over and a glass screen, low level W.C and a vanity hand wash basin with mixer tap over. The room is partially tiled with neutral wall tiles, complimentary vinyl flooring underfoot, a side obscure glazed window and a door leads to the landing.



### **EXTERNAL**

To the front of the property is a paved patio garden with space for outdoor dining, for pots/planters and giving access to the front door. Stone steps descend to the dining kitchen door.

The property has on street parking.



### **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees Band A

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
On Street Parking

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.

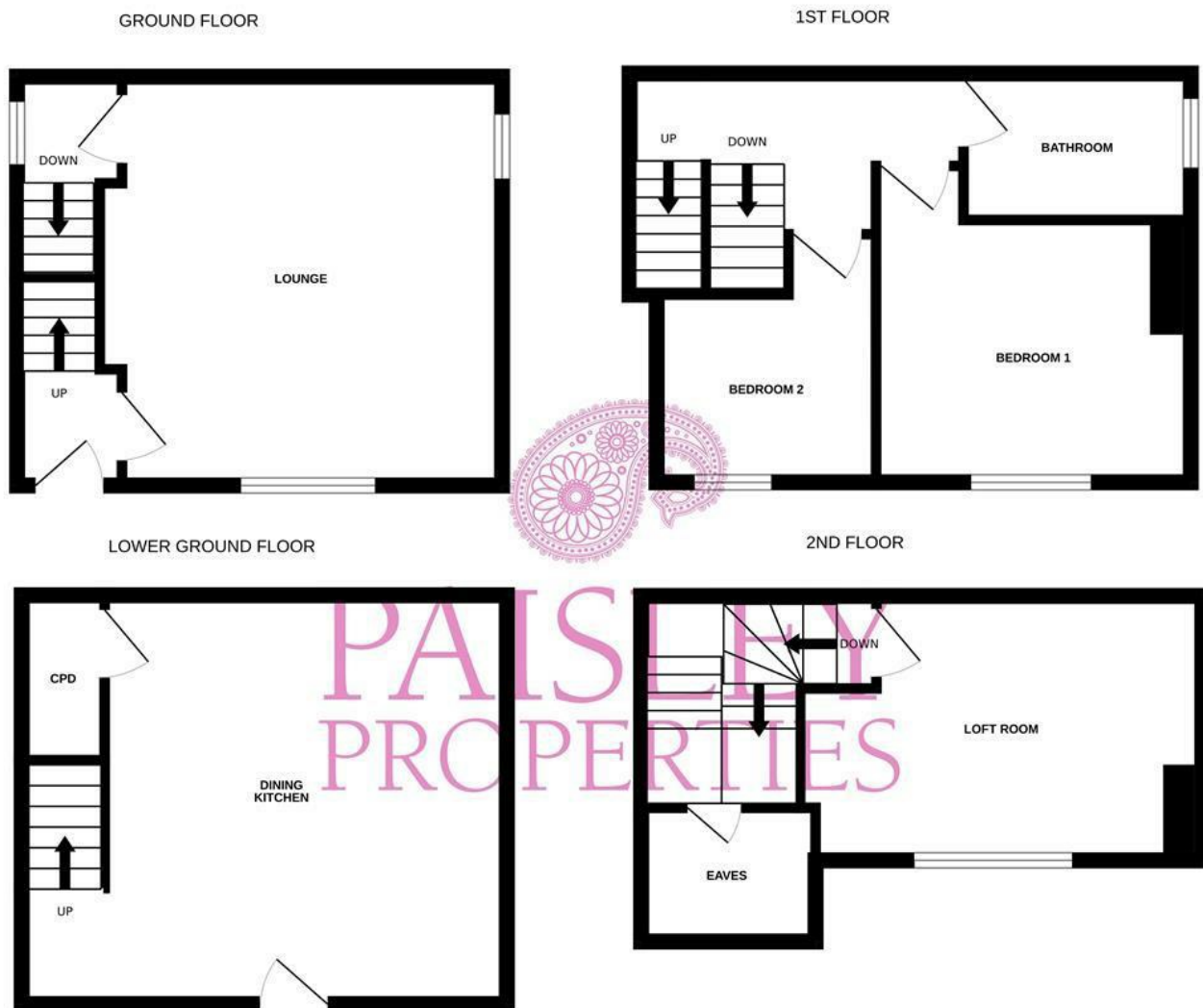
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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.

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England &amp; Wales</b>                                      |         |           |

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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Mapplewell, S75 6BW  
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**PAISLEY**  
PROPERTIES