



Snow Gate™

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**173 Dalton Green Lane
Dalton, Huddersfield, HD5 9TS**

A three bedroom semi detached family home in this sought after location with gas central heating and double glazing, on a large plot with gardens to three sides, off road parking and double detached garage. The property briefly comprises entrance lobby, dining kitchen, lounge, three first floor bedrooms and a family bathroom. The property has until recently been let out and would make a great investment or family home. NO VENDOR CHAIN.

O.I.R.O £170,000

173 Dalton Green Lane

Dalton, Huddersfield, HD5 9TS



- THREE BEDROOM SEMI DETACHED FAMILY HOME
- LARGE PLOT WITH GARDENS TO THREE SIDES
- DINING KITCHEN WITH CONTEMPORARY FITTED UNITS
- DETACHED DOUBLE GARAGE AND OFF ROAD PARKING
- SPACIOUS THROUGH LOUNGE WITH GLAZED DOORS TO GARDEN
- NO VENDOR CHAIN

Entrance

Dining Kitchen

18'9" x 9'7" (5.72m x 2.92m)

Lounge

14'10" x 10'9" (4.52m x 3.28m)

First Floor Landing

Bedroom 1

14'1" x 9'1" max (4.29m x 2.77m max)

Bedroom 2

9'11" x 6'8" (3.02m x 2.03m)

Bedroom 3

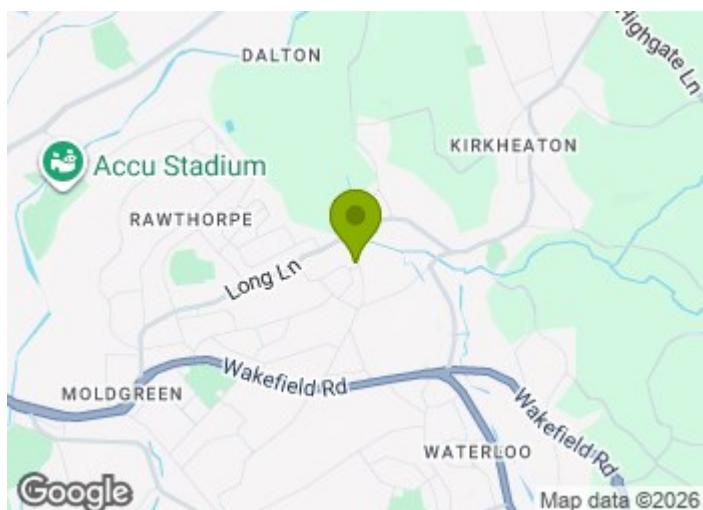
9'11" x 7'0" (3.02m x 2.13m)

Bathroom

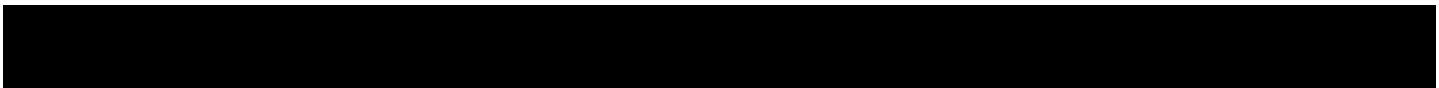
6'0" x 5'5" (1.83m x 1.65m)

Gardens

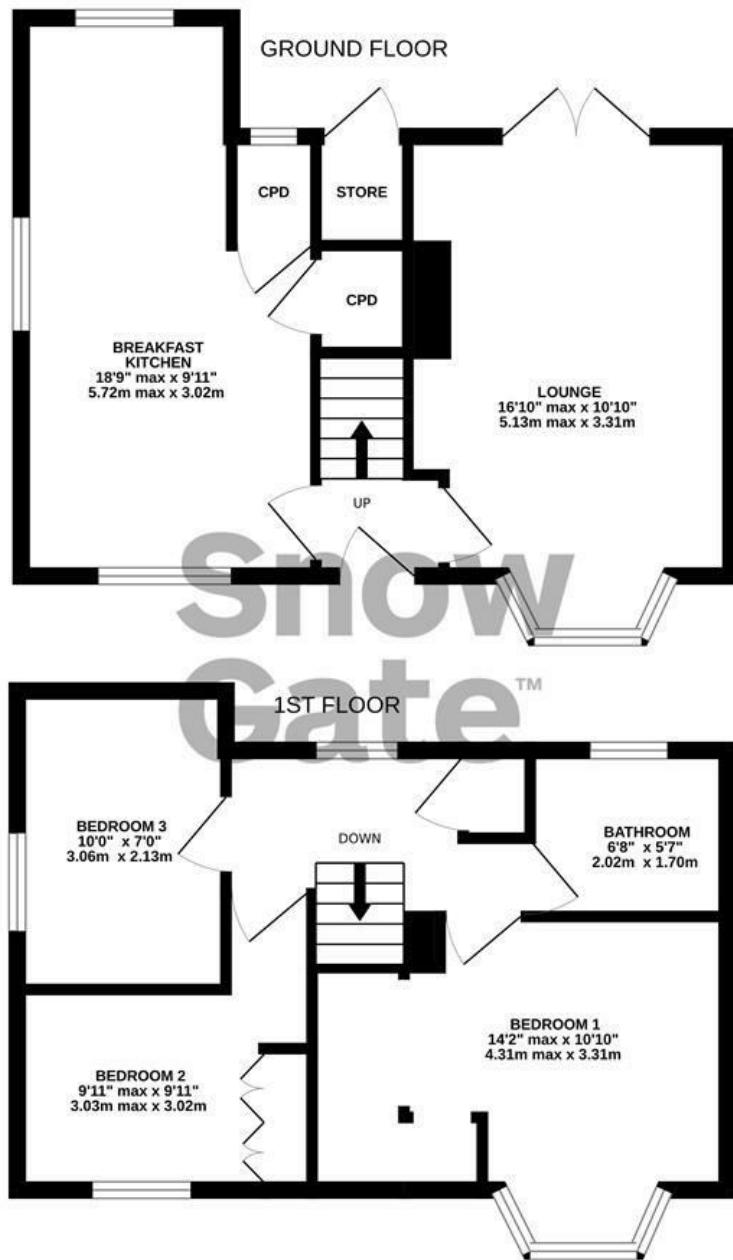
Parking and Garage



Directions



Floor Plan

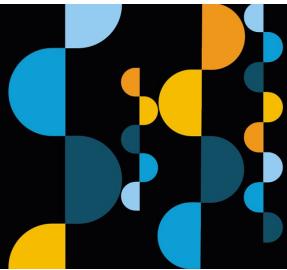


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	85	(69-80) C	
(55-68) D	68	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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