Peter David Properties Ltd

Residential Sales and Lettings

75 Long Lane

Dalton, Huddersfield, HD5 9LH

Offers in the region of £140,000

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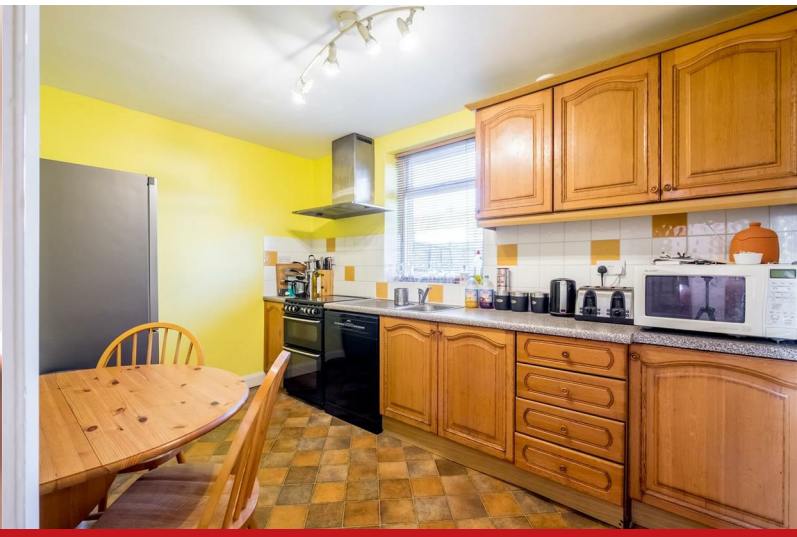

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Entrance Hallway
Access the property via a PVCu door into the entrance hallway. Stairs rise to the first floor accommodation and a neutral carpet flows throughout . Access to the living room.

Living Room
A spacious living room with a neutral carpet. There is a gas fire on a marble hearth with wood surround. A large PVCu window to the front aspect provides plenty of natural light.

Kitchen/Diner
The kitchen is to the rear of the property and has matching wood effect wall and base units, tiled splashbacks, vinyl flooring, laminate work surfaces and a stainless steel sink and drainer. There is a free standing gas oven with hob, a dishwasher, a further free standing space for a fridge freezer and space for a dining table. PVCu window to the rear garden. Access to rear hallway (which has plumbing for a washing machine) and ground floor WC.

Rear entrance hallway
A useful rear entrance with PVCu door to rear garden. There is also a small utility area with plumbing for a washing machine.

Ground Floor WC
A partially tiled WC, comprising of WC and PVCu privacy window to the rear. The boiler is housed in this room.

Landing
A spacious landing with access to all bedrooms, house bathroom and a boarded loft with loft ladder.

Bedroom One
To the front of the property there is a large double bedroom with PVCu window to front elevation.

Bedroom Two
To the rear of the property there is the second double bedroom with PVCu window to rear elevation.

Bedroom Three
To the front of the property there is a single bedroom with PVCu window to front elevation.

Bathroom
A partially tiled bathroom with vinyl flooring. Comprising of: WC, hand basin and bath with over head shower and folding glass screen, Benefiting from a chrome towel rail and two PVCu privacy windows to rear elevation.

Exterior
Externally the property benefits from gardens to both the front and rear. There is an enclosed lawn and patio to the front with surrounding privet hedge and the to the rear there is a spacious decorative slate gravelled area with surrounding timber fence.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for

your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

Floor Plan

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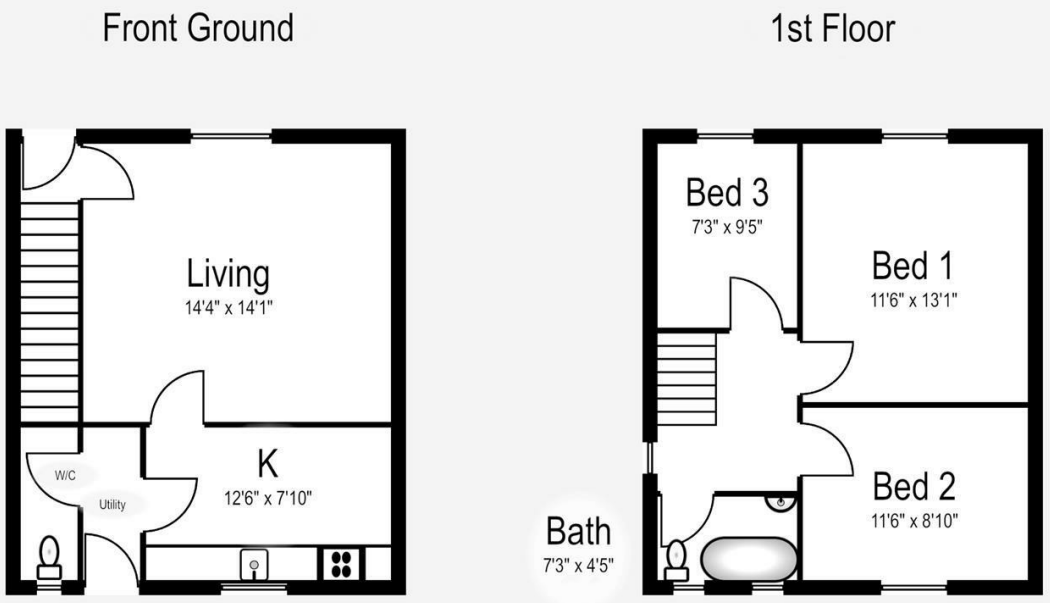


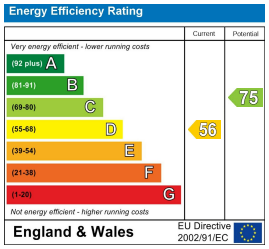
HD5 9LH
Internal - 822ft2
External - 947ft2
Overall - 17.20yd x 7.73yd

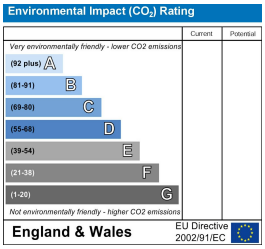
Measurements and layout for guidance only.
All storage spaces may not be displayed.

Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk