

# Peter David

# Properties Ltd

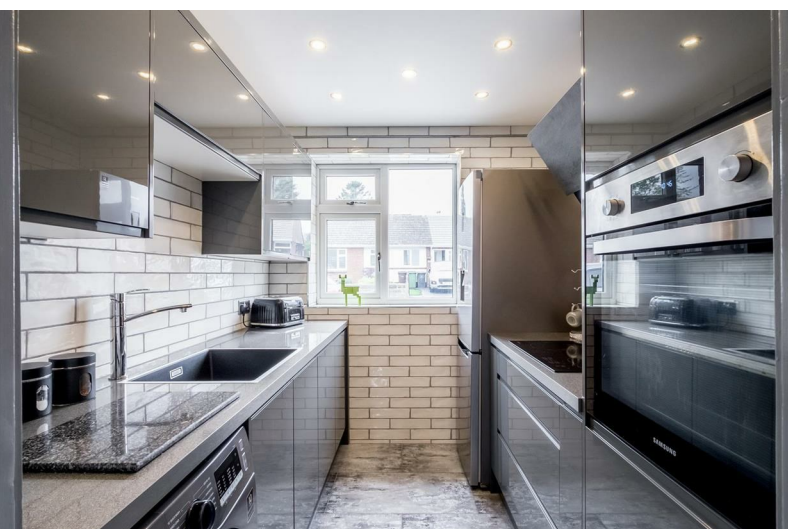
Residential Sales and Lettings



## 12 Dalton Grove

Dalton, Huddersfield, HD5 9LJ

Offers in the region of £225,000



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## Ground floor -

### Entrance Hallway

Enter the property via a stylish composite door from the side into a welcoming entrance hallway providing access to the kitchen, living room, bedroom two and bathroom. There are stairs rising to the first floor and a grey carpet flows throughout.

### Kitchen

A newly fitted, modern kitchen comprising of grey gloss wall and base units, quartz work surfaces and tiled walls. Integrated appliances include an electric oven, an induction hob and a stylish extractor fan. There is also space for a fridge/freezer and plumbing for a washing machine. A composite sink is integrated into the work surface and there is a PVCu window to the front aspect. Ceramic floor tiles flow throughout.

### Living Room

A tastefully decorated living room with a PVCu window to the front aspect and a grey carpet. An electric fire sits in the chimney breast and there is a stylish light fitting.

### Bedroom Two

A ground floor double bedroom with PVCu double doors to the rear. A grey carpet flows throughout.

### Bathroom

A fully tiled bathroom comprising; a WC, wash basin and corner shower enclosure. There is a PVCu privacy window to the rear aspect.

## First floor -

### Bedroom One

A spacious first floor bedroom with four skylight

windows offering plenty of natural light. A grey carpet flows throughout and there is additional storage in the open eaves.

## Exterior

Externally the property benefits from a paved area to the front and side providing parking for up to three cars leading to a detached, single garage. To the rear of the property is an enclosed, spacious decked garden with a surrounding timber fence. The garden also benefits from outside lights and an outdoor plug socket.

## 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.

