Peter David Properties Ltd

Residential Sales and Lettings

# 9 Dalton Grove

Dalton, Huddersfield, HD5 9LJ

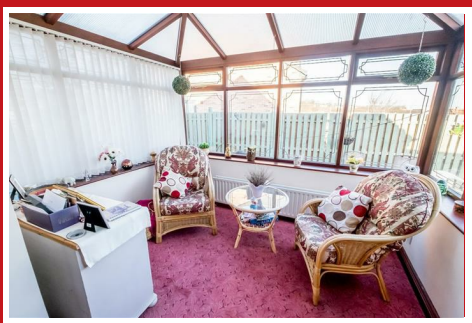
**£250,000**

2 2 2 E

# 9 Dalton Grove

Dalton, Huddersfield, HD5 9LJ

## £250,000



### Entrance Porch
Access the property through a PVCu front door into a useful porch area with a PVCu window to the front. A wooden door with glass panels leads into the main house.

### Entrance Hallway
A spacious entrance hallway providing access to the lounge, two bedrooms, bathroom and kitchen. There is a pull down hatch with attached steps leading to the attic rooms.

### Kitchen
A well appointed kitchen with matching cream wall and base units, laminate work surfaces, vinyl flooring and tiled splash backs. Integrated appliances comprise of an electric oven, a gas hob and an extractor fan. A stainless steel sink and drainer sits in front of the PVCu window to the side aspect and there is a wooden and glass paneled door leading into the rear porch. There is a built-in table providing a small dining space and an internal door leads into the dining room.

### Rear Porch
A rear porch with PVCu windows to two sides and rear a PVCu door leading to the rear garden. There are tiles to the floor.

### Dining Room
A carpeted dining room with two sets of wooden and glass paneled doors leading into the living room and the conservatory.

### Conservatory
A wooden framed conservatory with windows to all sides and a wooden and glass paneled door leading out to the garden at the side of the property. Carpet flows throughout.

### Living Room
A spacious living room with a PVCu bay window to the front and a pink carpet. The room also features an attractive electric fire with a tiled hearth and an ornate wooden surround.

### Master Bedroom
Located at the rear of the property is the master bedroom with a neutral carpet and a PVCu window to the rear. There are also fitted wardrobes providing useful storage space.

### En-suite
A large en-suite shower room with a WC, a wash basin, a bidet and a tiled shower cubicle. There are built-in cupboards with plumbing for a washing machine and a PVCu privacy window to the rear. Vinyl flooring flows throughout.

### Bedroom Two
A second double bedroom with a neutral carpet and a fitted wardrobe. There is a PVCu window to the front aspect.

### Bathroom
A partially tiled house bathroom with two PVCu privacy windows to the rear and vinyl flooring. There is a three piece suite comprising a WC, wash basin and large, corner bath. Built in cupboards provide useful storage space.

### First floor -

### Attic Room One
A large attic room accessed via pull-down steps in the entrance hallway. There is a PVCu window to the side aspect. This room could be converted to provide an additional bedroom.

### Attic Room Two
A second room to the first floor with a PVCu window to the side aspect.

### Exterior
The property benefits from a paved driveway with parking for up to two cars and a single garage with power and an up-and-over door. There is also a pleasant lawn with surrounding flower beds and mature shrubs to the front. The rear garden features a paved area with a rockery to the side

and a lawn. To the side of the property is an additional paved area which is accessed from the front through a timber gate.

## 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

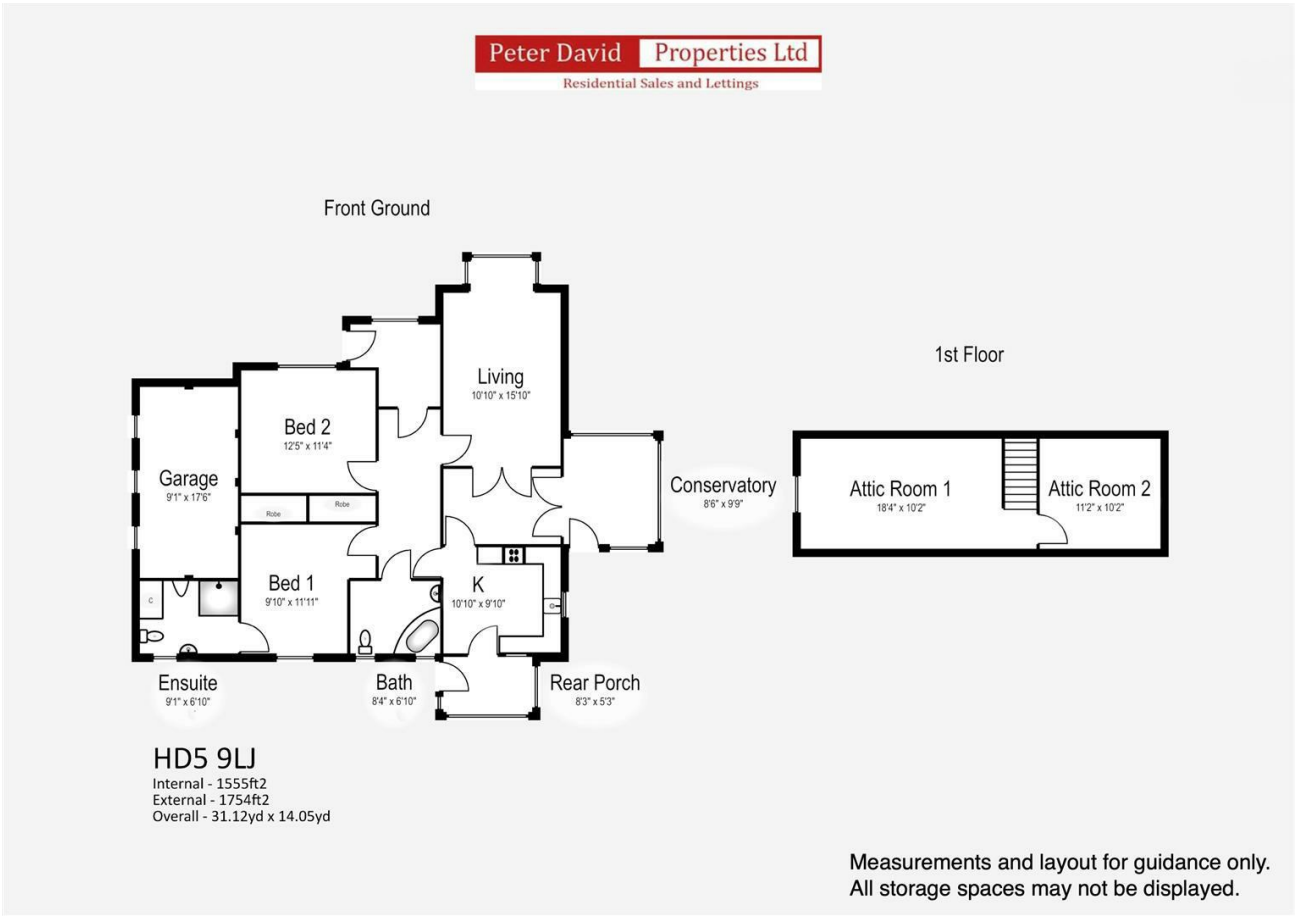
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

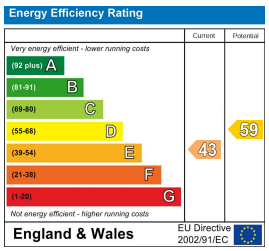
## Floor Plan

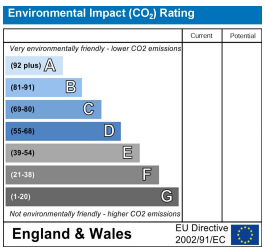



## Viewing

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