



206 Greenlea Court, Dalton, Huddersfield, HD5 8QB  
£200,000

**bramleys**



This mid townhouse is ideal for a growing family/professional couple, having accommodation over 3 floors and boasting 4 bedrooms. The ground floor features an entrance hall with built-in storage and a double bedroom complete with an ensuite shower room, perfect for guests or teenagers seeking their own privacy. At first floor there is a fitted dining kitchen and a comfortable lounge and at second floor are 3 bedrooms and bathroom.

The low-maintenance garden to the rear offers a perfect retreat for outdoor relaxation without the burden of extensive upkeep. For those with vehicles, the property includes parking for 2 cars via a driveway at the front.

The property is offered for sale with no vendor chain, has neutral decor throughout and enjoys a cul-de-sac location being conveniently located for Huddersfield town centre and within close reach of Morrisons and Gallagher Retail Park, via commuter links, making it ideally placed for amenities and travel.

Energy Rating: C



## GROUND FLOOR:

Enter the property via the front entrance door into:-

### Entrance Hall

Where there is a staircase rising to the first floor and a built-in cupboard under the stairs.

### Bedroom 2

11'9 x 10'0 (3.58m x 3.05m)

This double room makes a great guest suite or space for a teenager. Fitted with a central heating radiator and a uPVC double glazed window as well as providing access to an ensuite shower room.

### Ensuite Shower Room

Fitted with a shower enclosure, WC, pedestal wash hand basin and a central heating radiator. The ensuite can also be accessed from the entrance hall. Please note there is no window in the ensuite.

## FIRST FLOOR:

### Landing

### Dining Kitchen

14'1 x 10'3 (4.29m x 3.12m)

Comprising a range of wall and base units with working surfaces over, tiled splashback, integrated gas hob and oven, extractor hood, space for a tall fridge freezer and plumbing for a washing machine. There is also a uPVC double glazed window and French doors to the rear accessing the rear garden.

### Lounge

14'1 x 11'4 max (4.29m x 3.45m max)

The lounge has a central heating radiator and 2 uPVC double glazed windows to the front elevation.

### Bathroom

The bathroom is part tiled to the walls and has a bath with mixer tap shower attachment over, WC and pedestal wash hand basin. There is also a central heating radiator. Please note there is no window in the bathroom.

## SECOND FLOOR:

### Landing

With a cupboard housing the water boiler. The landing also gives access to the loft via a hatch.

### Master Bedroom

14'1 x 10'4 (4.29m x 3.15m)

This double room has a central heating radiator and 2 uPVC double glazed windows.

### Ensuite Shower Room

Furnished with a shower enclosure, WC and pedestal wash hand basin. There is also a central heating radiator.



### Bedroom 3

10'5 x 6'11 (3.18m x 2.11m)

There is a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom 4

10'7 x 6'10 (3.23m x 2.08m)

Fitted with a central heating radiator and a uPVC double glazed window to the front elevation.

### OUTSIDE:

To the front is a driveway providing 2 off-road parking spaces and to the rear is a low maintenance enclosed garden.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629), proceed through the traffic lights at Aspley, Moldgreen and Dalton. Shortly after the traffic lights, take a right hand turn onto Greenlea Court. Turn left once on the development and the property can be found towards the end of the cul-de-sac on the right hand side.

### TENURE:

Freehold

### COUNCIL TAX BAND:

Band C

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



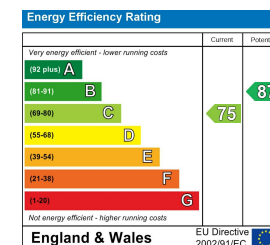
NOT TO SCALE AND NOT TO BE RELIED UPON  
Plan produced using PlanUp.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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