



119 Dalton Green Lane, Dalton, HD5 9XZ  
£135,000

**bramleys**

This 3 bedroom mid terraced property is offered for sale with no vendor chain and vacant possession. Requiring a full programme of refurbishment and renovation and being of interest to those wanting a blank canvas they can adapt and style to their own taste. Having uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, dining room, kitchen, 3 bedrooms (2 doubles 1 comfortable single which partially extends over the passageway at first floor) and three piece bathroom. Externally there are gardens to front and rear and on street parking. Conveniently situated for amenities, schools and public transport.



## GROUND FLOOR:

### Entrance Hall

Having a uPVC entrance door, a central heating radiator and a staircase with under stair storage and plumbing for a washing machine.

### Lounge

11'0 x 11'10 (3.35m x 3.61m)

The lounge has a uPVC bay window, decorative ceiling, tiled fireplace surround with gas fire, picture rail and a central heating radiator.

### Dining Room

11'10 x 10'8 (3.61m x 3.25m)

This second reception room has a fireplace, a central heating radiator and a uPVC double glazed window.

### Kitchen

8'5 x 5'8 (2.57m x 1.73m)

This kitchen is adjacent to the dining room and has wall and base units with working surfaces over and inset stainless steel sink unit, part tiled walls, a central heating radiator, uPVC double glazed window and external door to the rear garden.

### FIRST FLOOR:

#### Landing

The landing partially extends over the passageway to the side and has a loft access point.

#### Bedroom 1

12'1 x 10'9 (3.68m x 3.28m)

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

### Bedroom 2

12'1 x 9'5 to robes (3.68m x 2.87m to robes)

Having fitted robes, a central heating radiator and a uPVC double glazed window.

### Bedroom 3

7'4 x 7'4 to bulkhead 8'10 max (2.24m x 2.24m to bulkhead 2.69m max)

Incorporating the bulkhead and housing the central heating boiler. There is a uPVC double glazed window. No radiator.

### Bathroom

The bathroom has part tiled walls, a chrome ladder style radiator and a uPVC double glazed window. The suite comprises a bath, wc and wash hand basin.

### OUTSIDE:

There is a paved garden to the front with privet hedging and a further larger lawned garden to rear with outhouse.



#### 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:

Exit Huddersfield via the ring round onto Wakefield Road (A629) passing through Aspley and Moldgreen. On approaching Dalton, at the traffic lights, turn left onto Dalton Green Lane where the property can be found on the left hand side.

#### TENURE:

Freehold

#### COUNCIL TAX BAND:

B

#### MORTGAGES:

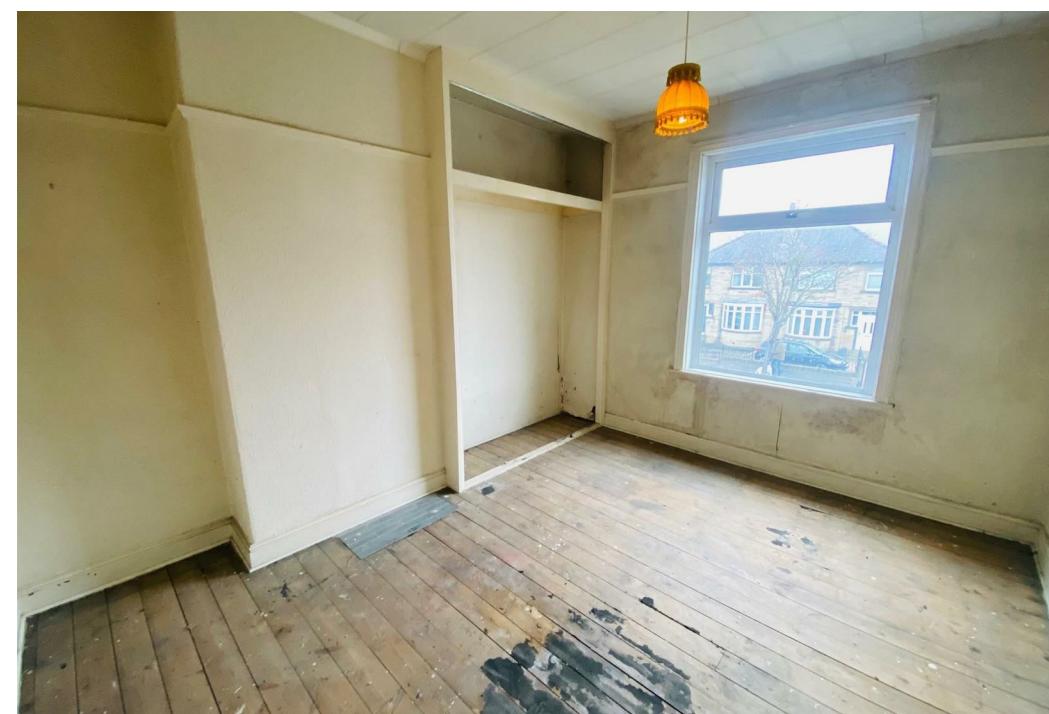
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you.  
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

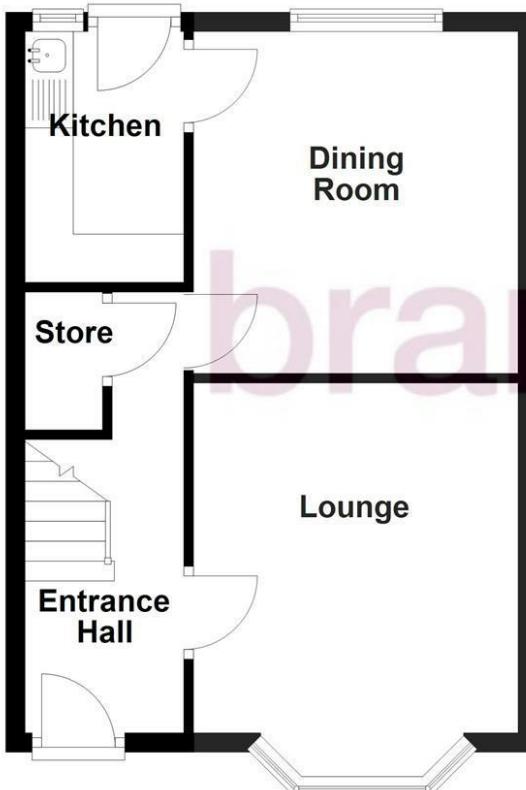
#### VIEWINGS:

Please call our office to book a viewing on 01484 530361.

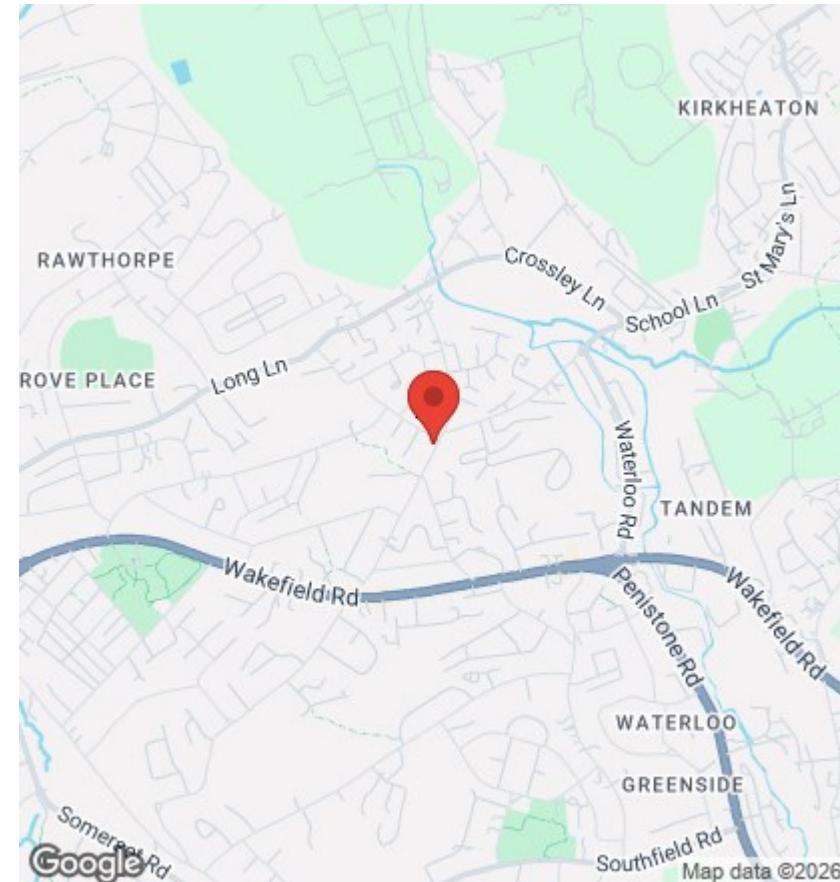




## Ground Floor



## First Floor



Energy Efficiency Rating

Band	Current Rating	Potential Rating
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	64
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

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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