



91 Grosvenor Road, Dalton, Huddersfield, HD5 9HZ
£150,000

bramleys

Offered with vacant possession and no upper chain, this well presented 3 bedroom semi-detached property, would make an ideal purchase for the family buyer or first time buyer alike.

Located in the popular area of Dalton, the property is within easy reach of local amenities, schooling and commuter links to Huddersfield town centre. The accommodation briefly comprises:- entrance lobby, lounge, kitchen, side entrance, first floor landing, 3 bedrooms and bathroom.

Externally there is a driveway which provides off road parking, together with good sized gardens to both the front and rear.

A fantastic opportunity to secure a versatile home, in this desirable and convenient location.

Energy Rating: TBA



GROUND FLOOR:

Enter the property through the front and side external doors into:-

Front Entrance Lobby

With a central heating radiator and stairs leading to the first floor. A door gives access to the lounge.

Lounge

9'9" x 19'8" (2.97m x 5.99m)

A most spacious living room, fitted with a coal effect electric fire set into a decorative mantel and surround. There are 2 central heating radiators, a uPVC double glazed bay window to the front and a further uPVC double glazed window to the rear. A door provides access into the kitchen.

Kitchen

9'8" x 9'2" (2.95m x 2.79m)

Fitted with a range of wall, drawer and base units with laminate work surface, a stainless steel sink with side drainer and tiling to the splashbacks. There is space for a stove, plumbing for a washing machine/dishwasher and space for a fridge freezer. The kitchen also has a uPVC double glazed window to the rear elevation.

Side Entrance Hall

With a central heating radiator, useful storage cupboard/cloaks cupboard, further understairs storage cupboard and door leading into the kitchen.

FIRST FLOOR:

Landing

With a useful storage cupboard which houses the boiler and there is also a ceiling hatch which provides access to the loft.

Bedroom

10'9" x 6'0" (3.28m x 1.83m)

Having a useful storage cupboard, central heating radiator and a uPVC double glazed window to the front elevation.

Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, wash hand basin with vanity unit beneath, and a corner shower cubicle with showerhead attachment. There is tiling to the full ceiling height, a central heating radiator and a uPVC double glazed window to the rear elevation.



Bedroom

6'0" x 12'5" (1.83m x 3.78m)

Having a central heating radiator and a uPVC double glazed window to the rear elevation.

Bedroom

13'5" x 9'11" (4.09m x 3.02m)

Having a useful built-in storage cupboard and further built-in wardrobes with shelving and hanging space. There is also a central heating radiator and uPVC double glazed window to the front elevation.

OUTSIDE:

To the front of the property there is a concrete driveway which provides off road parking, together with a lawned garden, with decorative shrub borders. The driveway extends down the side of the property to the rear, where there is a lawned garden with shrub borders and a pathway which leads down to a flagged patio seating area. There is also a hardstanding for a shed and fenced boundaries.

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) and proceed through Aspley and Moldgreen. Shortly before Tolson museum, turn left down Grosvenor Road where the property will be

found on the left hand side, clearly identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

A

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.

SOLAR PANELS:

The solar panels are subject to a lease of 25 years, which began in 2013.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	81	82
	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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