



169 Dalton Green Lane, Dalton, Huddersfield, HD5 9UQ
£155,000

bramleys





This 3 bedroomed, brick built, semi-detached property is situated in the popular residential area of Huddersfield approximately 2 miles from the town centre making it ideal for access to local amenities. The property has gas fired central heating, uPVC double glazing and spacious gardens. This property would make an ideal purchase for those with a young and growing family or alternatively the first time buyer alike. Internal viewings are recommended in order to appreciate the size, quality and position of this property.

Energy Rating: D



GROUND FLOOR:

Enter the property via a uPVC entrance door into:-

Entrance Hall

Where there is tiled flooring and an access door leading to the lounge.

Lounge

15'0" x 9'9" (4.57m x 2.97m)

Fitted with uPVC double glazed windows to both the front and rear elevations, central heating radiator, 2 wall light points and a bay window to the front elevation. The main focal point of the room is the cast iron coal effect living flame fireplace set into a marble hearth and back cloth with fire surround and mantle.

Breakfast Kitchen

11'6" x 9'9" (3.51m x 2.97m)

Comprising a range of matching, modern floor and wall units with granite work surfaces, part tiling to the walls and full tiling to the floors. Integral appliances include a 4 ring gas hob with overhead extractor fan and light, in-built oven and grill and an inset sink unit with mixer taps and granite side drainer. There are also uPVC double glazed windows to both the side and front elevations, a built-in under stair store cupboard and pantry cupboard.

Utility Room

7'0" x 7'2" (2.13m x 2.18m)

There is plumbing for an automatic washing machine, the central heating boiler, a uPVC double glazed window and a rear access door.

FIRST FLOOR:

Landing

There is a central heating radiator and built-in airing cupboard.

Bedroom 1

9'1" x 12'8" (2.77m x 3.86m)

Fitted with built-in wardrobes with sliding mirror doors, a uPVC double glazed bay window to the front and central heating radiator.

Bedroom 2

9'10" x 7'0" (3.00m x 2.13m)

Fitted with a central heating radiator and uPVC double glazed window.

Bedroom 3

10'0" x 7'0" (3.05m x 2.13m)

There is a central heating radiator and a uPVC double glazed window.



Bathroom

Furnished with a 3 piece white suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead Triton shower and shower rail. There is also a uPVC double glazed window and central heating radiator.

OUTSIDE:

Front

There is an enclosed lawned garden with flowerbed borders.

Rear

There is a spacious rear garden with a decked area, shaped lawned gardens with flowerbed borders and enclosed by timber fencing.

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 passing the university heading towards Shorehead roundabout and continuing onto Wakefield Road (A629) passing through the villages of Aspley and Moldgreen. At the Moldgreen traffic lights, take the left turn onto Broad Lane which continues on to Long Lane. Passing the Tesco Express on the right-hand side, continue for 100 yards before taking a right turn onto Dalton Green Lane where the property can be clearly identified by our 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.



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

