



5 Grand Cross Road, Dalton, Huddersfield, HD5 9HF

Asking Price £160,000

**bramleys**



This 2 bedroomed end townhouse, is situated in this popular residential locality approximately 1 mile from Huddersfield town centre. The property has gas fired central heating, uPVC double glazing and has gardens to 3 sides with side driveway and parking. The property would make an ideal purchase for the first time buyer or investor buyer alike, most daily requirements can be satisfied in the shopping areas of Dalton, Waterloo or the town centre.

Energy Rating: TBC



## GROUND FLOOR:

A composite entrance door gives access to the main entrance hall.

### Entrance Hall

### Lounge

12'5" x 12'7" (plus bay window) (3.78m x 3.84m (plus bay window))

Fitted with a gas and coal effect living flame fire, set into a fire surround and mantel. There is ceiling coving and 2 wall light points.

### Dining Kitchen

15'9" x 9'1" (4.80m x 2.77m)

Fitted with a range of matching floor and wall units with part tiling to the walls. There is a 4 ring gas hob with overhead extractor fan and light and in-built oven and grill, plumbing for a washing machine, 1.5 bowl Asterite sink unit with mixer tap and side drainer, uPVC double glazed window, rear access door and built-in understairs store cupboard.

## FIRST FLOOR:

### Landing

### Bedroom 1

15'9" max x 10'5" (including wardrobes) (4.80m max x 3.18m (including wardrobes))

Having full width fitted wardrobes with mirrored doors. There are 2 uPVC double glazed windows and a central heating radiator.

### Bedroom 2

11'1" x 8'8" (including wardrobes) (3.38m x 2.64m (including wardrobes))

Having built-in wardrobes with a mixture of sliding doors and double doors with mirrored fronts. There is a central heating radiator and uPVC double glazed window.

### Shower Room

Furnished with a 3 piece white suite comprising low flush WC, vanity wash basin with cupboards beneath and a double width walk-in shower cubicle. There is full tiling to the walls, central heating radiator and uPVC double glazed window.

## OUTSIDE:

The property has low maintenance gardens to the front and has a concrete patterned side driveway with double wrought iron entrance gates providing parking for 2 vehicles. The gardens to the rear are fully enclosed and have a flagged patio, lawns and flower beds.

## 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 on the A629 Wakefield Road and pass through the traffic lights at Aspley. On



passing the traffic lights at Moldgreen turn left onto Broad Lane which then becomes Long Lane. Take a right hand turning onto Grand Cross Road where the property can be found on the right hand side and identified by a Bramleys for sale board.

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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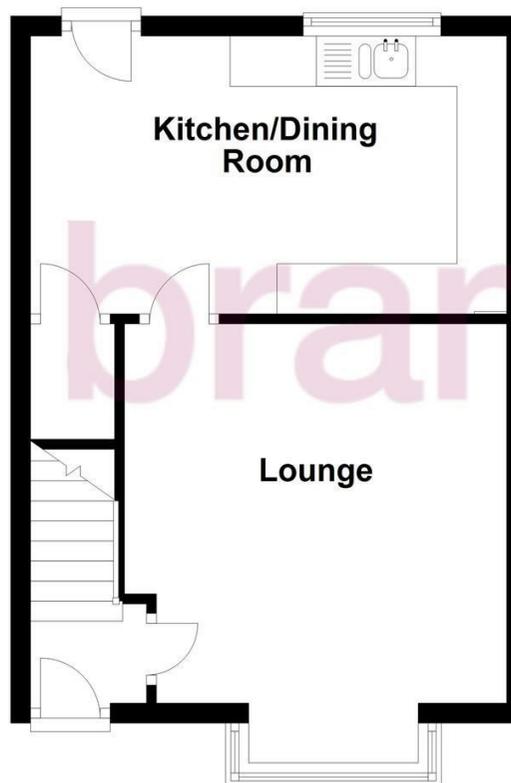
**MORTGAGES:**

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.

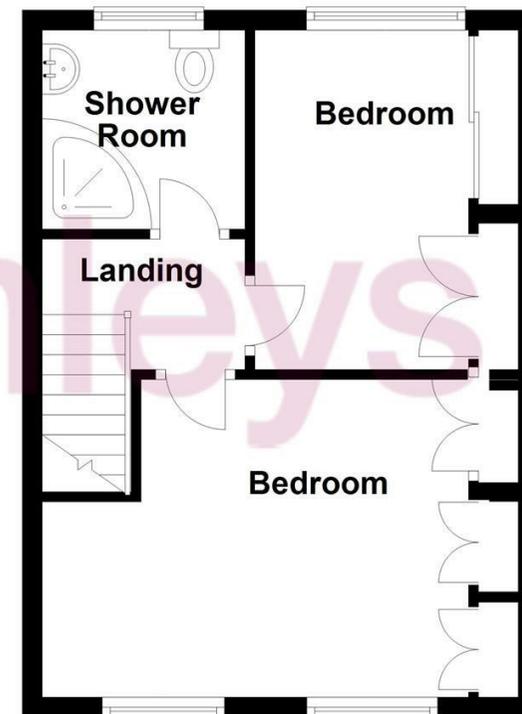
**ONLINE CONVEYANCING SERVICES:**

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.

**Ground Floor**



**First Floor**



**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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