



18 Grosvenor Road, Dalton, Huddersfield, HD5 9HQ  
£175,000

bramleys



Boasting a wealth of potential to create a modern family home , this three bedroom semi detached property occupies an accessible position in the popular area of Dalton. Being offered with immediate vacant possession and no upper vendor chain, the home forms an excellent proposal for the first time buyer or young growing family. Featuring a generous block paved driveway and additional detached garage, there is a well proportioned and fairly low maintenance rear garden that has presently been adapted for disability access. Benefiting from two reception rooms and uPVC double glazing, the property is amenable for a range of local shops and schools as well as providing access for the commuter to Huddersfield and Wakefield centres as well as other nearby villages.

With accommodation briefly comprising:- entrance hall, lounge, dining room, kitchen, first floor landing, 3 bedrooms, bathroom and separate WC.

Energy Rating: F



## GROUND FLOOR:

Enter the property through a uPVC double glazed door into:-

### Entrance Hall

With a staircase elevating to the first floor. There is also an understairs storage cupboard which houses the alarm panel and meters.

### Lounge

14'3" max x 11'6" max (4.34m max x 3.51m max)

With a uPVC double glazed bay window to the front elevation.

### Dining Room

11'9" x 11'7" max (3.58m x 3.53m max)

The focal point of the room is the coal effect electric fire with timber surround and hearth.

### Rear Porch

With a uPVC double glazed door giving access to the rear garden.

### Kitchen

Fitted with a range of wall, drawer and base units, working surface, tiled splashbacks and a 1.5 bowl stainless steel sink with side drainer. There is an integral 4 ring gas hob with overhead extractor, double electric oven and space for a plumbing for a washing machine or dishwasher. The kitchen is also fitted with a uPVC double glazed window to the rear elevation and timber door leading to the side of the property.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window to the side elevation and access to the loft via a ceiling hatch.

### Bedroom 1

12'0" x 11'2" (3.66m x 3.40m)

With a uPVC double glazed window to the front elevation.

### Bedroom 2

11'11" x 10'5" max (3.63m x 3.18m max)

With built-in wardrobes providing shelving and hanging space, together with a uPVC double glazed window to the rear elevation.

### Bedroom 3

6'10" x 6'4" (2.08m x 1.93m)

With a uPVC double glazed window to the front elevation.

### Bathroom

Furnished with a 2 piece suite comprising of a pedestal wash hand basin and panelled bath with showerhead attachment. There are tiled splashbacks, a uPVC double glazed window to the rear elevation, shelving and cupboard housing the hot water cylinder.



### WC

Furnished with a low flush WC, tiled splashbacks and a uPVC double glazed window to the side elevation.

### OUTSIDE:

To the front of the property there is off road parking for 2/3 vehicles, flagged patio area and steps which provide access to the front door. The driveway continues down the side of the property to the garage. To the rear there is a flagged patio area with further garden to its conclusion which is enclosed by timber fencing.

### Garage

A single detached garage with up and over door.

### 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 right hand side identified by a Bramleys for sale board.

### TENURE:

Freehold

### COUNCIL TAX BAND:

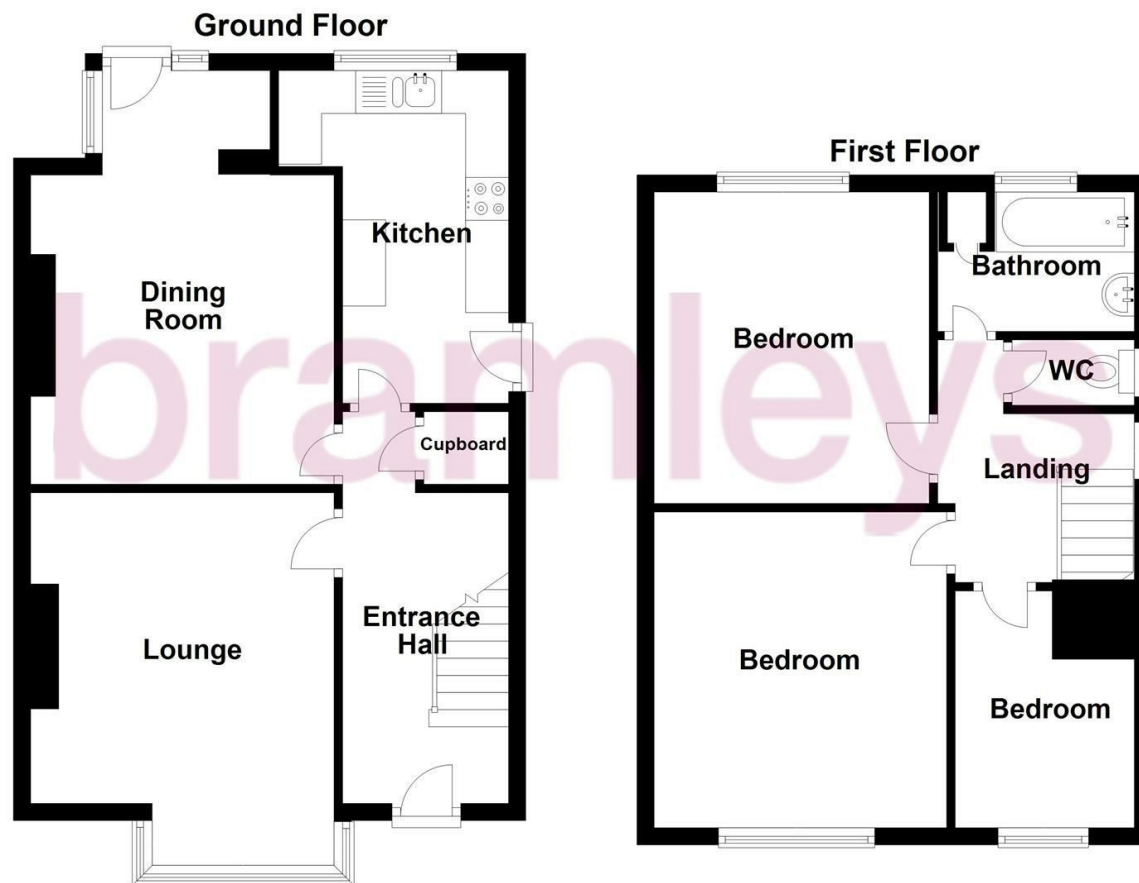
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### MORTGAGES:

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.

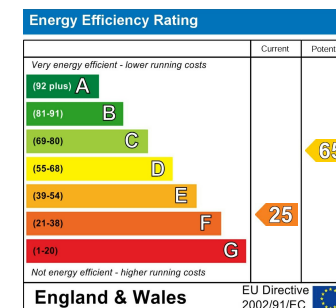


### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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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