14 Eton Avenue, Dalton, Huddersfield, HD5 9HY

£155,000

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This well maintained 2 double bedroomed end terraced house is an ideal purchase for a first time buyer or young family requiring a property they can move straight into. Offering stylish decor and briefly comprising entrance hall, lounge, modern fitted dining kitchen with integrated appliances, two spacious double bedrooms and three piece bathroom. Also having a gas fired central heating system and uPVC double glazing. Externally, there is a low maintenance, pebbled garden to the front elevation along with off road parking, and to the rear is an enclosed, lawned garden and a detached garage. Located in the popular area of Dalton, the property is within easy reach of local amenities, schooling and commuter links to Huddersfield town centre.

GROUND FLOOR:

Enter the property via a uPVC and leaded double glazed door into:-

Entrance Hall

Where there is a radiator and a staircase rising to the first floor. An oak door leads into the lounge.

Lounge

14'8 x 11'5 (4.47m x 3.48m)

Situated to the front of the property and having a large uPVC double glazed window, a central heating radiator and an exposed fire surround to the chimney breast with timber mantel over. A glazed oak door leads into the kitchen.

Dining Kitchen

17'10 x 7'8 (5.44m x 2.34m)

This stylish kitchen has a range of modern base cupboards, drawers, granite style roll-edge worktops with matching up-stands and matching cupboards over. Integrated appliances include a split-level hob and oven with overlying extractor hood, fridge freezer and inset 1.5 bowl composite style sink unit with overlying mixer tap. There is plumbing for a washing machine, banks of downlights to the ceiling and additional light comes from the rear elevation via the uPVC double glazed window which looks onto the rear garden. Modern flooring in a herringbone design runs into the dining area where there are power points along with a useful under stairs storage cupboard and a uPVC and leaded double glazed door gives access to the side and rear elevations.

FIRST FLOOR:

Landing

From the entrance hall, a staircase rises to the first floor landing where there is access to loft space as well as having a uPVC double glazed window to the side elevation.

Bedroom 1

14'8 ext to 17'11 x 9'2 (4.47m ext to 5.46m x 2.79m)

This generous double bedroom is set to the front of the property and has a uPVC double glazed window to the front, a recess suitable for wardrobes and a central heating radiator.

Bedroom 2

11'2 x 10'1 (3.40m x 3.07m)

This double bedroom is set to the rear of the property and has a uPVC double glazed window looking over the garden below together with a central heating radiator.

Bathroom

Fitted with a modern suite comprising low flush WC, pedestal wash hand basin with chrome mixer tap over, panelled bath with matching mixer tap and overlying mains fed shower. The walls are tiled with a contrasting tiled floor, ceiling light point, extractor fan and a wall mounted ladder style heated towel rail.

OUTSIDE:

To the front of the property there is a pebbled, low maintenance garden area with fenced borders. A concrete driveway provides off road parking for a small car and a pathway continues up the side of the property to the rear where there is a detached garage along with a fenced and lawned garden.

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, continue along this road and take the second right onto Eton Avenue where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

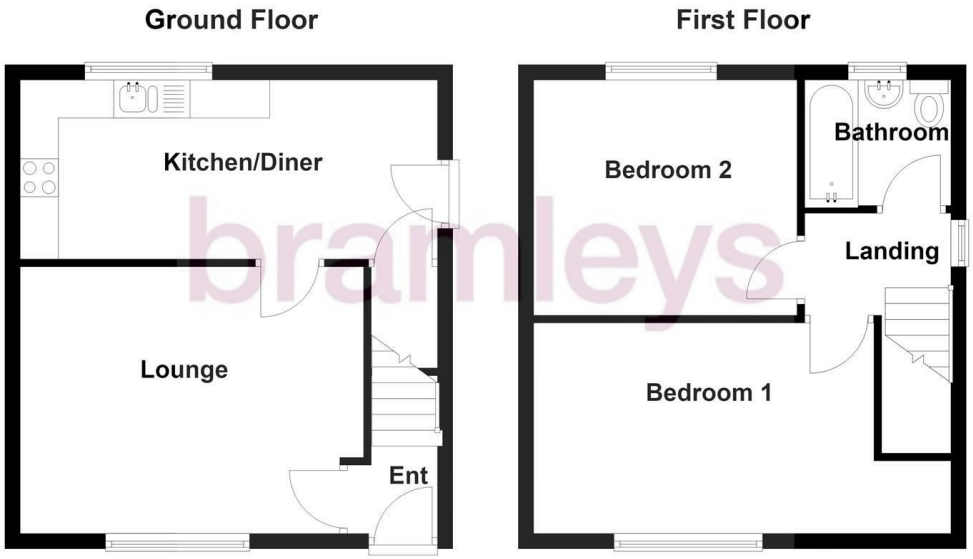
Band A

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.



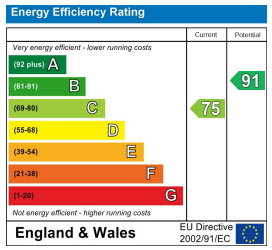
NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

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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