



5 Greenhead Avenue, Dalton, Huddersfield, HD5 8EA  
£110,000

**bramleys**



Boasting a spacious, low maintenance gardens to the front and rear is this 3 bedroom mid terrace property that enjoys a cul-de-sac setting in the popular area of Dalton. Requiring a programme of improvement works throughout providing an excellent project to the discerning buyer, the property is best suited to the young growing family or first time buyer alike, looking to put their own stamp on it to form a family home. Offering potential to further develop/extend (subject to planning permission), this home holds a lot of opportunities for any prospective buyer.

Accessible to a range of local amenities and commuter link, the property also benefits from no upper chain and immediate vacant possession. This blank canvas is sure to please. Viewings are highly recommended with accommodation comprising:- entrance hall, lounge, dining room, kitchen, lower ground floor cellar, first floor landing, 3 bedrooms and bathroom.

Energy Rating: D



## GROUND FLOOR:

Enter the property through a timber and glazed door.

### Entrance Hall

With a central heating radiator, overhead storage and stairs leading up to the first floor landing.

### Lounge

11'6" max x 13'6" (3.51m max x 4.11m)

With a wall mounted gas fire, central heating radiator and a timber framed, single glazed sash window to the front elevation.

### Dining Room

11'2" max x 9'8" (3.40m max x 2.95m)

With a wall mounted gas fire, central heating radiator, built-in cupboards and timber framed, single glazed sash window to the rear elevation.

### Kitchen

6'6" max x 9'7" (1.98m max x 2.92m)

Fitted with a range of wall, drawer and base units with laminate work surfaces, tiled splashbacks and a single stainless steel sink unit with drainer. There is a timber and glazed door which gives access to the rear garden and a further door provides access to the lower ground floor.

## LOWER GROUND FLOOR:

Cellar area providing additional storage.

## FIRST FLOOR:

### Landing

With loft access via a loft hatch.

### Bedroom 1

13'7" x 10'9" (4.14m x 3.28m)

With a central heating radiator and timber framed, single glazed sash window to the front elevation.

### Bedroom 2

11'4" x 9'9" (3.45m x 2.97m)

With a central heating radiator and timber framed, single glazed sash window to the rear elevation.

### Bedroom 3

7'0" x 7'4" (2.13m x 2.24m)

With a central heating radiator, storage cupboard over the bulk-head and a timber framed, single glazed sash window to the front elevation.

### Bathroom

A 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with shower head attachment.

There are tiled splashbacks, built-in cupboards and a timber framed, single glazed window to the rear elevation. The boiler is housed within one of the cupboards.



#### OUTSIDE:

To the front of the property there is a low maintenance lawned garden with decorative shrub and fence borders, with pathway leading up to the front door. To the rear, there is a low maintenance lawned garden with a flagged patio seating area, pathway which leads to the conclusion and garden shed. The rear garden is enclosed by shrub and timber fence borders.

#### 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 passing the villages of Aspley and Moldgreen. With the Tolson Memorial Museum on the right-hand side take the third right hand turn opposite Dalton Green Lane onto Greenhead Lane and then a right turn onto Greenhead Avenue. Continue along this road bearing left where the property can be found on the left-hand side clearly identified by the Bramley's 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.

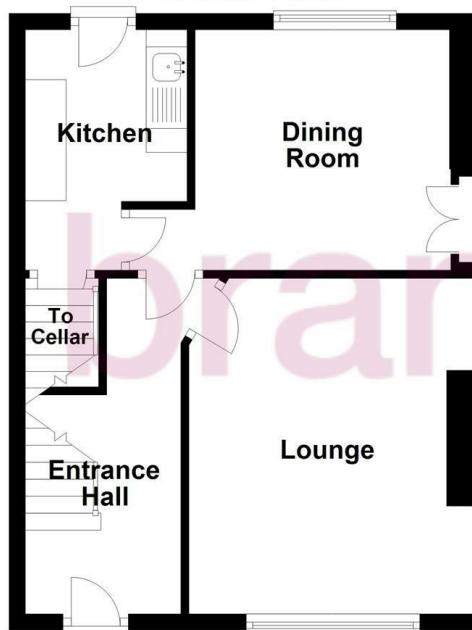
#### ONLINE CONVEYANCING SERVICES:

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.

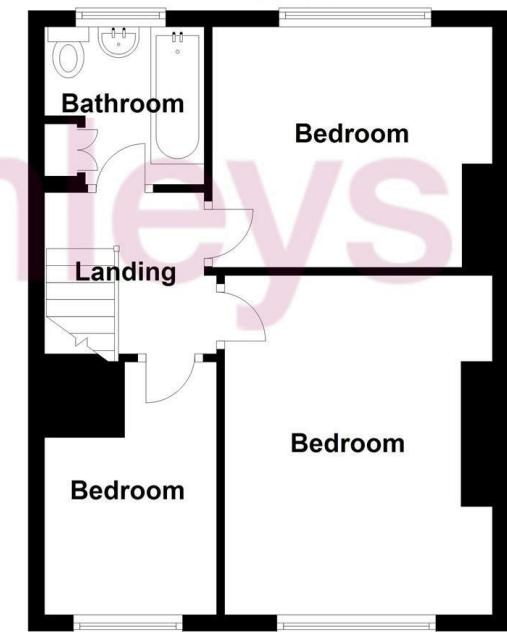
#### PLEASE NOTE:

A sump pump has been fitted in the cellar to take out any excess water due to the natural spring running beneath the property.

#### 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)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	