

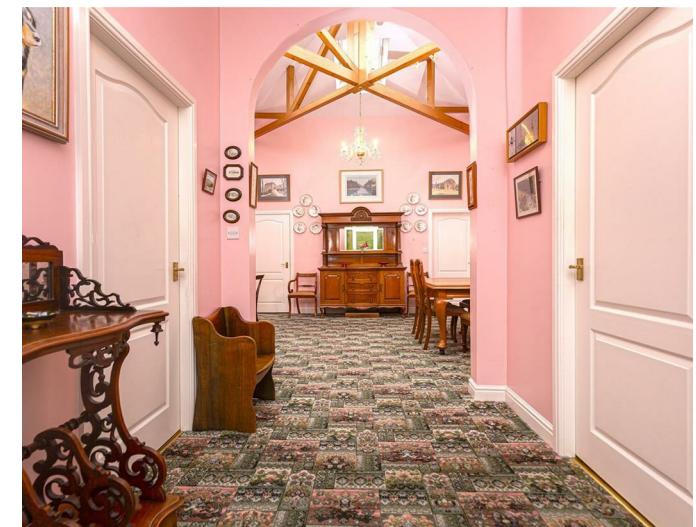


2D Greenhead Avenue, Dalton, Huddersfield, HD5 8EA
Reduced To £380,000

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This unique individually designed detached true bungalow, is tucked away down a long private driveway and enjoys a good degree of privacy with established mature gardens to all sides. Having ample off road parking, detached garage and being offered for sale with NO VENDOR CHAIN. This superb property offers spacious accommodation which truly needs to be viewed to appreciate comprising: entrance hall, central dining hall with feature atrium ceiling and Velux windows, lounge, fitted breakfast kitchen, utility room, 3 bedrooms, office/study, a large four piece bathroom and separate three piece shower room. Also having a new central heating boiler installed 2023 and some new double glazed windows/Velux windows fitted to the front and side windows in the lounge, kitchen and Velux windows in the dining hall (2022). Conveniently situated for amenities, schools, public transport and accessible for both M1 and M62 motorways.

Energy Rating: D





GROUND FLOOR:

Entrance Hall

16'7 x 9'11 (5.05m x 3.02m)

This welcoming hallway has a uPVC entrance door, built in cloaks cupboard, a central heating radiator and open archway which leads into the dining hall.

Dining Hall

14'7 x 14'6 (4.45m' x 4.42m)

This unique room enjoys a feature atrium style ceiling with 4 Velux windows which let in lots of natural light, there are feature beams to the ceiling and 2 central heating radiators.

Lounge

15'9 x 14'1 (4.80m x 4.29m)

The lounge has dual aspect double glazed windows to the front and side elevations, there is a fireplace surround with gas fire and Velux window.

Breakfast Kitchen

13'11 min 16'0 max x 11'8 (4.24m min 4.88m max x 3.56m)

Having an extensive range of wall units, base cupboards and drawers, integrated appliances include gas hob with extractor hood over, integrated oven and grill and sink unit. There is ample space for a tall refrigerator and freezer, breakfast bar, feature beams to the ceiling and 3 double glazed windows.

Utility Room

11'7 x 6'11 (3.53m x 2.11m)

This useful room has space and plumbing for a washing machine and dryer, additional sink, wall mount store cupboards, a central heating radiator and a uPVC side entrance door. This room has access to a loft.

Inner Hallway

Shower Room

Having part tiled walls, a heated towel radiator, corner shower enclosure, wc and a pedestal wash hand basin.

Master Bedroom

15'2 x 14'2 (4.62m x 4.32m)

This spacious double bedroom has fitted wardrobes with dressing table, a central heating radiator, pedestal wash basin and 2 double glazed windows.

Bedroom 2

11'8 x 10'2 (3.56m x 3.10m)

Another great double bedroom also having a range of modern fitted wardrobes to one wall, there is a pedestal wash hand basin, a central heating radiator and a double glazed window.

Bedroom 3

11'9 x 8'5 (3.58m x 2.57m)

Another double room with a central heating radiator and a double glazed window.

Study/Office

8'4 x 6'3 (2.54m x 1.91m)

This single bedroom has been used as a study with fitted shelving, a central heating radiator and double glazed window.

Bathroom

This larger than average bathroom has a bath, wc, pedestal wash hand basin, corner shower enclosure, part tiled walls, a central heating radiator and double glazed window.

OUTSIDE:

A long sweeping tarmacadam driveway leads to the bungalow and provides off road parking for numerous vehicles. There is a detached single garage which is alarmed and has internal power and lighting. The bungalow is accessed via ornate wrought iron gates and there are lawned gardens to the front, side and rear with mature trees and bushes adding privacy. To the side is a flagged patio and summerhouse with shed to rear. At the rear, there is also a gate which gives access to a pedestrian access path (owned privately by the property) which then provides access down the side of 392 Wakefield Road's driveway.

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 and the entrance to the driveway will be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

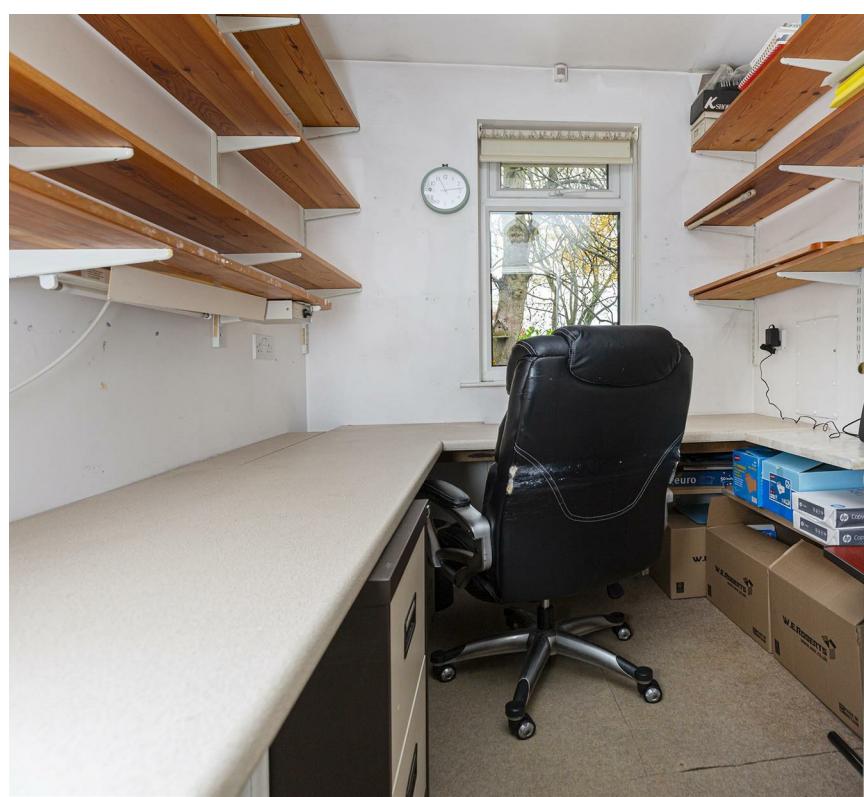
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MORTGAGES:

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.







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Approximate total area⁽¹⁾

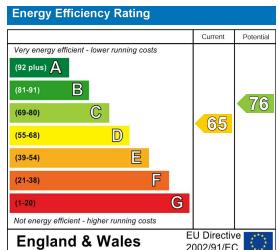
1413.64 ft²
131.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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