

2 Cross Green Drive,  
Dalton HD5 9XY

OFFERS OVER  
£170,000



**\*\*NO CHAIN\*\* TUCKED AWAY ON A PEACEFUL CUL DE SAC IS THIS NEUTRALLY DECORATED TWO BEDROOM SEMI DETACHED BUNGALOW WITH EXTREMELY SPACIOUS FIRST FLOOR BEDROOM AND BOASTING A DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.**

**FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D**

**PAISLEY**  
PROPERTIES



### **ENTRANCE HALLWAY**

You enter the property through a UPVC door with obscure side window into a bright and welcoming entrance hallway. Doors lead through to the lounge, kitchen, bathroom, bedroom two/dining room and stairs ascend to bedroom one.



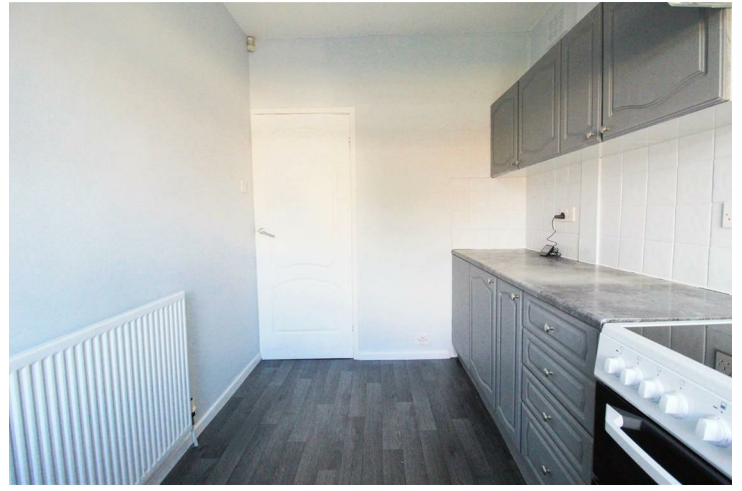
### **LOUNGE 14'11" x 12'3" apx**

This generous size reception room is light and airy courtesy of the patio door and windows which give access and pleasant views to the front garden and cul de sac beyond. The room has a stylish electric fire, space for freestanding living room furniture, spotlights to the ceiling and a door leads back through to the entrance hallway.



### **KITCHEN 11'6" x 7'1" apx**

Positioned to the front of the property with a window overlooking the front garden is the kitchen which is fitted with a range of timber base and wall units, complimentary roll top worktops, tiled splashbacks and a stainless steel sink with mixer tap over. There is space for a freestanding electric oven with extractor fan over, fridge freezer and plumbing for a washing machine. There is vinyl flooring underfoot, spotlights to the ceiling and a door leads through to the hallway.



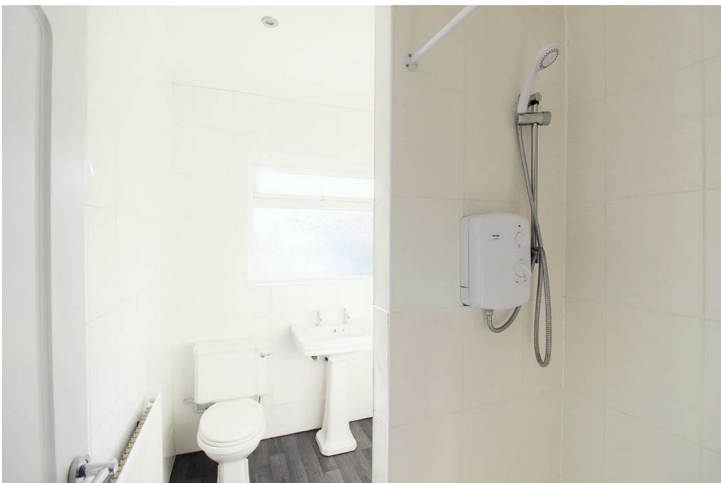
### **BEDROOM TWO/DINING ROOM 12'3" x 8'3" apx**

This double bedroom is beautifully light courtesy of the large window with pleasant views over the rear garden, it could alternatively be used as a formal dining room, has an understairs storage cupboard, space for freestanding furniture and a door leads through to the hallway.



### **BATHROOM 8'2" x 7'0" max**

This modern bathroom features a four piece white suite comprising of a pedestal hand wash basin, low level W.C, bath and separate shower cubicle with electric shower. The room is fully tiled, has a rear obscure window, complimentary vinyl flooring underfoot, spotlights to the ceiling and a door leads through to the hallway.





### **BEDROOM ONE 18'9" x 16'9" into eaves**

Accessed by a staircase from the entrance hall is this extremely spacious double bedroom with ample space for freestanding furniture and is nestled into the eaves with sloping ceilings. The room has a side facing window allowing natural light to flood through the room, doors allow access to storage space within the eaves and spotlights to the ceiling complete the look.



### **REAR GARDEN**

To the rear of the property is an enclosed garden which has a patio ideal for outdoor entertaining, lawned garden surrounded by flowerbeds, space for a greenhouse and timber outbuilding if desired.







### **EXTERNAL FRONT, GARAGE AND DRIVEWAY**

Accessed through double wrought iron gates to the front of the property is a garden with a well maintained lawn and plant bed borders. A driveway with parking for multiple vehicles leads down the side of the property to a single detached garage which has an up and over door.







## **MATERIAL INFORMATION**

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, B

PROPERTY CONSTRUCTION: BRICK

PARKING: GARAGE & DRIVEWAY

UTILITIES:

\*Water supply & Sewerage - MAINS

\*Electricity & Gas Supply - MAINS

\*Heating Source - GAS

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

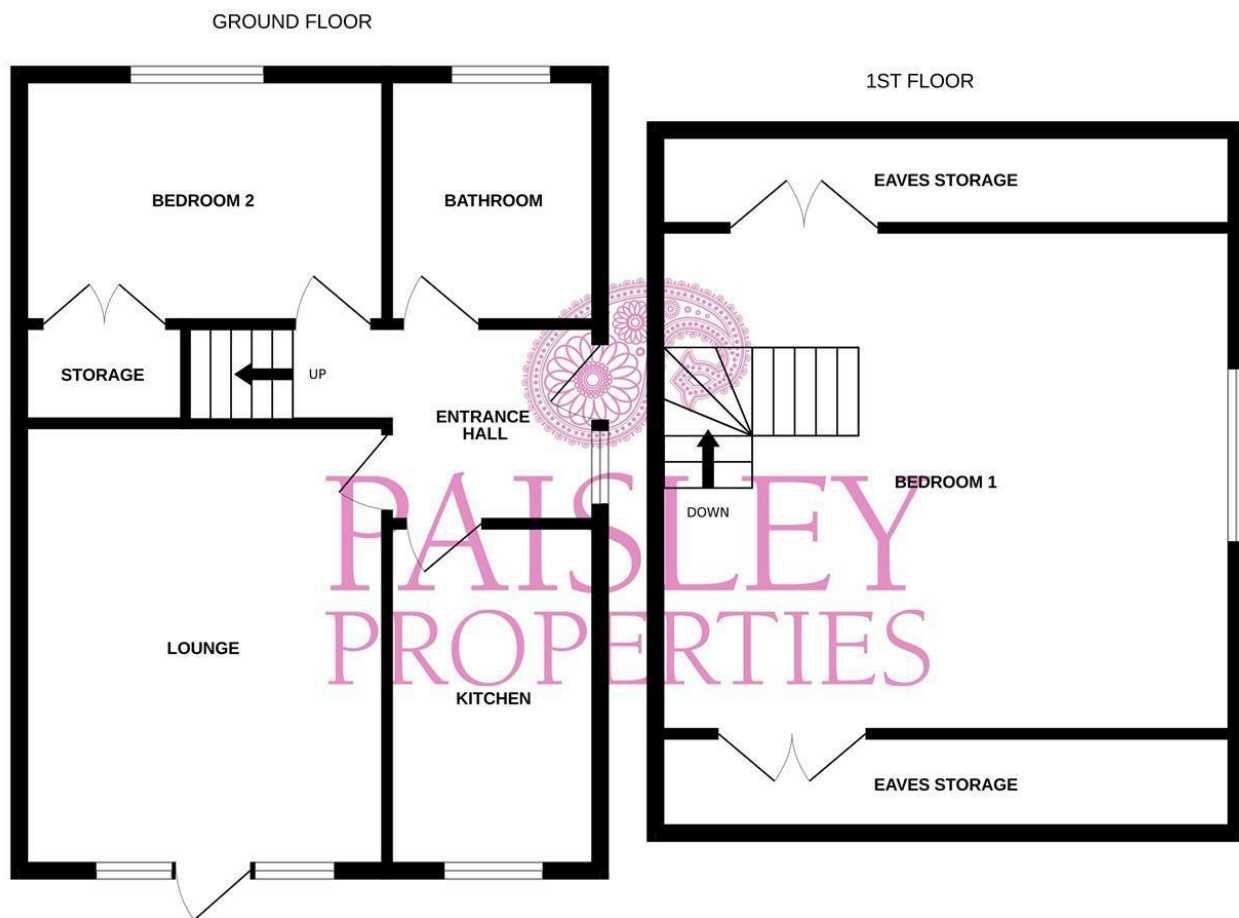
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

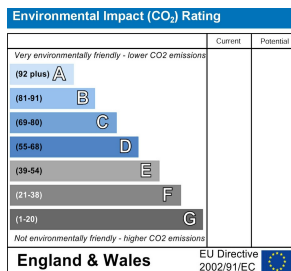
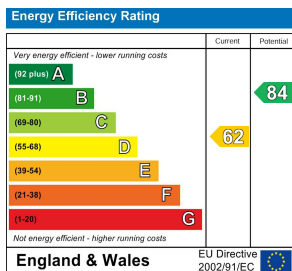
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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