

25 Buttermere Drive,  
Dalton HD5 9EN

OFFERS AROUND  
£195,000



SITUATED ON A GOOD SIZE PLOT ON A PEACEFUL STREET IS THIS WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGLOW BOASTING LOVELY GARDENS, DETACHED GARAGE AND DRIVEWAY FOR MULTIPLE VEHICLES.

LEASEHOLD - 999 YEARS - EXPIRING 2986 - CHARGES £40 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING C.

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property through a partially glazed upvc side door from the driveway into a bright and welcoming hallway which has ample space for removing coats and shoes. Doors lead to the kitchen, lounge diner, two bedrooms, shower room and a loft hatch provides access to the loft.

### **KITCHEN 10'0" x 7'2" max**

Positioned at the front of the property is the kitchen which is fitted with oak veneer shaker style wall and base units, complementary roll top work surfaces with tile splashbacks and a stainless steel sink and drainer. The kitchen benefits from a recently fitted integrated electric oven with four ring gas hob, extractor fan over, plumbing for a washing machine, space for a fridge freezer and tumble dryer. Two storage cupboards which provide extra storage for household items and housing the boiler. A large window looks out onto the pretty front garden and allows the room to be flooded with natural light. A door leads through to the entrance hallway.



### **LOUNGE DINER 16'6" x 11'3" max**

This spacious reception room has ample room for living room and dining furniture and a large front facing window gives a pleasant outlook over the front garden and up and down the street. The focal point of the room is a coal effect electric fire with marble surround and hearth. A door leads through to the entrance hallway.



### **BEDROOM ONE 12'1" x 9'7" max**

Located to the rear of the property is this generously proportioned, neutrally decorated double bedroom with space for freestanding bedroom furniture. A large window overlooks the private rear garden and a door leads through to the hallway.



**BEDROOM TWO 8'11" x 7'11"**

This bright small double bedroom can accommodate freestanding bedroom furniture, has patio doors which open to the garden and a door leads through to the hallway.



**SHOWER ROOM 6'3" x 5'5" max**

This attractive shower room features a three piece white suite comprising of a corner shower cubicle with glass sliding screen, pedestal hand wash basin and a low level W.C. The room is fully tiled and there is side facing obscure glazed window. A door leads through to the hallway.



## REAR GARDEN

To the rear of the property is a sizeable garden which offers a range of spaces to enjoy. A good sized patio area offers entertaining space for Al fresco dining, lawns with room for garden furniture and to the rear of the garden a rockery and space for a timber outbuilding.



## EXTERNAL FRONT, GARAGE AND DRIVEWAY

To the front of the property is a lawn garden with flower bed borders, mature shrubs and space for decorative pots and planters.

Entered by double wrought iron gates is a long driveway which can park multiple vehicles and a campervan if desired. Leading to a detached single garage with electric and up and over door ideal for a car or space for storing tools and garden furniture.





## **MATERIAL INFORMATION**

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: £40 PER ANNUM GROUND RENT

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES B

PROPERTY CONSTRUCTION: BRICK

PARKING: GARAGE AND 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.

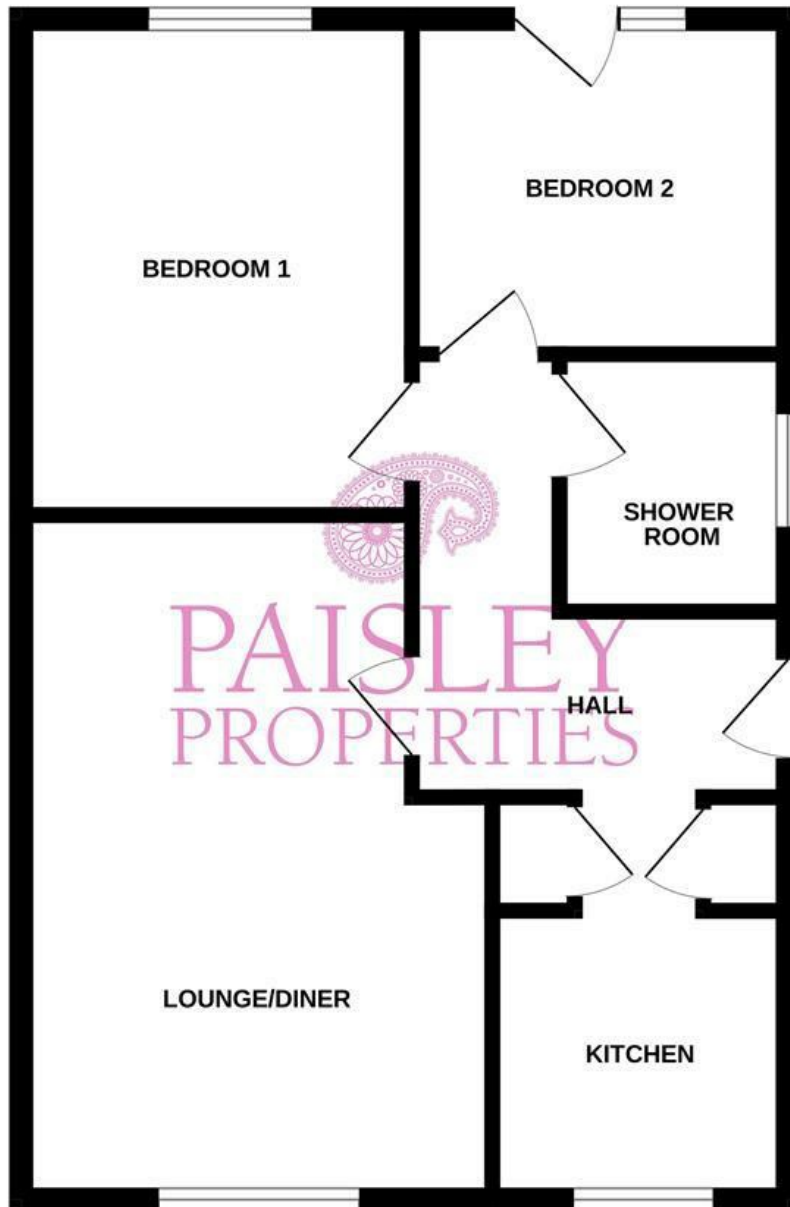
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

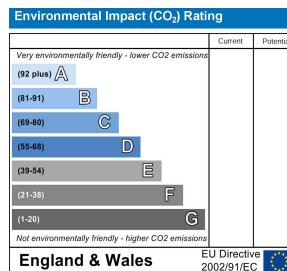
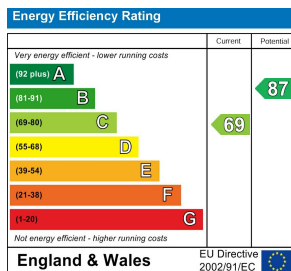
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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