

18 Ingfield Avenue,  
Dalton HD5 9HE

OFFERS AROUND  
£260,000



\*MUST BE VIEWED TO BE APPRECIATED\* IMMACULATEDLY PRESENTED THROUGHOUT IS THIS TWO BEDROOM SEMI DETACHED TRUE BUNGALOW WHICH BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, CONTEMPORARY BATHROOM, MAGNIFICENT ORANGERY WITH BI FOLD DOORS, PATIO GARDEN WITH VERSATILE TIMBER OUTBUILDING AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a recently fitted composite door into this welcoming entrance hallway which has beautiful laminate flooring underfoot, space to remove coats, shoes and for freestanding furniture. Doors lead through to the lounge, dining room, shower room and two double bedrooms.



## LOUNGE 15'5" x 11'10" into bay

Positioned to the front of the property is this bright and beautifully decorated reception room, a large window overlooks the front drive and street scene beyond. Having two alcoves and offering plenty of space for free standing furniture the focal point of the room is the marble fireplace housing a coal effect gas fire and a door leads through to the entrance hallway.



## DINING ROOM 12'11" x 11'10"

This stylish dining room with dual aspect windows offers plenty of space for a dining table and chairs and freestanding furniture making this an ideal place to dine and entertain, with laminate flooring underfoot, an inset fireplace with slate hearth houses a gas stove and doors lead through to the kitchen and back through to the entrance hallway.



### **KITCHEN 12'3" x 7'4"**

Positioned at the rear of the property is the kitchen with wood wall and base units, contrasting roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with swan neck mixer tap over. The kitchen benefits from an integrated electric cooker and four ring electric hob with extractor above, plumbing for a washing machine, space for a fridge freezer, laminate flooring underfoot and a side window looks through to the orangery. Doors lead through to the dining room and orangery.



### **ORANGERY 19'9" x 11'5"**

Flooded with natural light this amazing addition to the home is a great space to entertain and is currently used by the vendor as a garden room/second sitting room, laminate flooring flows underfoot, bi fold doors open to raised decking, bringing the outside in and Internal doors lead through to the kitchen and to bedroom two.



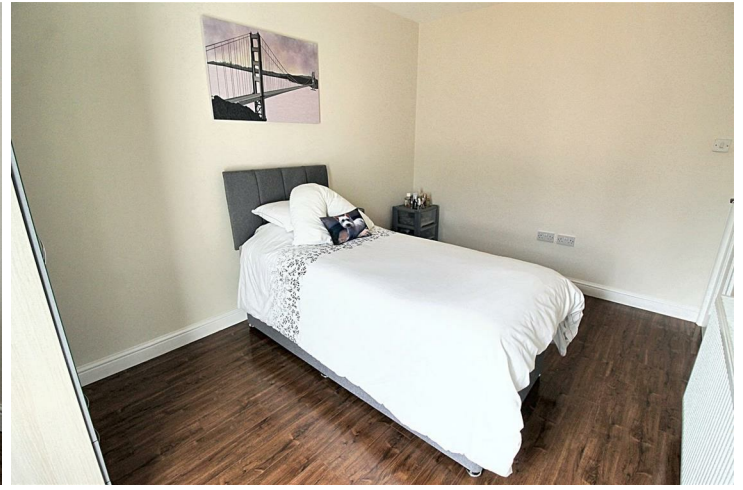
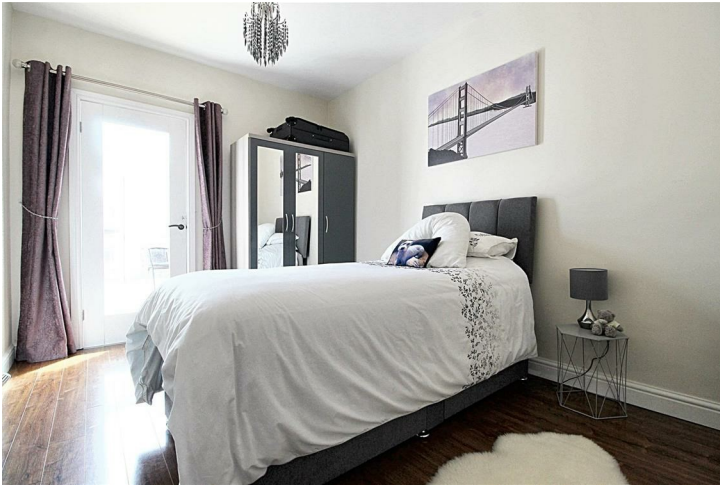
### **BEDROOM ONE 12'11" x 9'11" to fitted wardrobe**

Located to the front of the property is this generously proportioned and tastefully decorated double bedroom with laminate flooring underfoot, a bank of fitted wardrobes and drawers, space for additional freestanding furniture and a large window overlooks the street scene outside. A door leads through to the entrance hallway.



### **BEDROOM TWO 13'0" x 9'0"**

Another good sized and neutrally decorated double bedroom is situated at the rear of the property with laminate underfoot, has plenty of space for freestanding furniture, a glazed door leads through to the orangery and a door leads back through to the entrance hallway.



### **SHOWER ROOM 9'6" x 5'8"**

This contemporary shower room is fitted with a white three-piece suite, including a double walk in waterfall shower with glass screen, vanity hand wash basin with mixer tap, storage wall unit, LED mirror and low level W.C. The room has attractive PVC panelling to the walls, complimentary slate effect tile flooring and a panelled ceiling with spotlights. There is an obscure glazed window, heated towel rail, handy storage cupboard and a door leads through to the entrance hallway.



### **TIMBER OUTBUILDING 15'9" x 13'10"**

Situated in the rear garden another great space, which could make a great home office, entertainment space, play room or hobby room with electric and lighting.

### **REAR GARDEN**

This low maintenance rear garden can be accessed through the orangery bi fold doors or externally through a wrought iron gate to the side of the property. There is a large enclosed, fenced tiered garden, with good sized Indian sandstone patio area, pebbled borders, colourful rockery plants, shrubs and flowerbeds surround the spaces, steps leads up to a lovely decked area with timber balustrade, ample space for al fresco dining, entertaining and outdoor furniture.



**EXTERNAL FRONT AND DRIVEWAY**

To the front of the property there is a driveway for multiple vehicles with pebbled borders and space for decorative pots and planters.



### **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**

Harry Mason 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 Harry, 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. \*

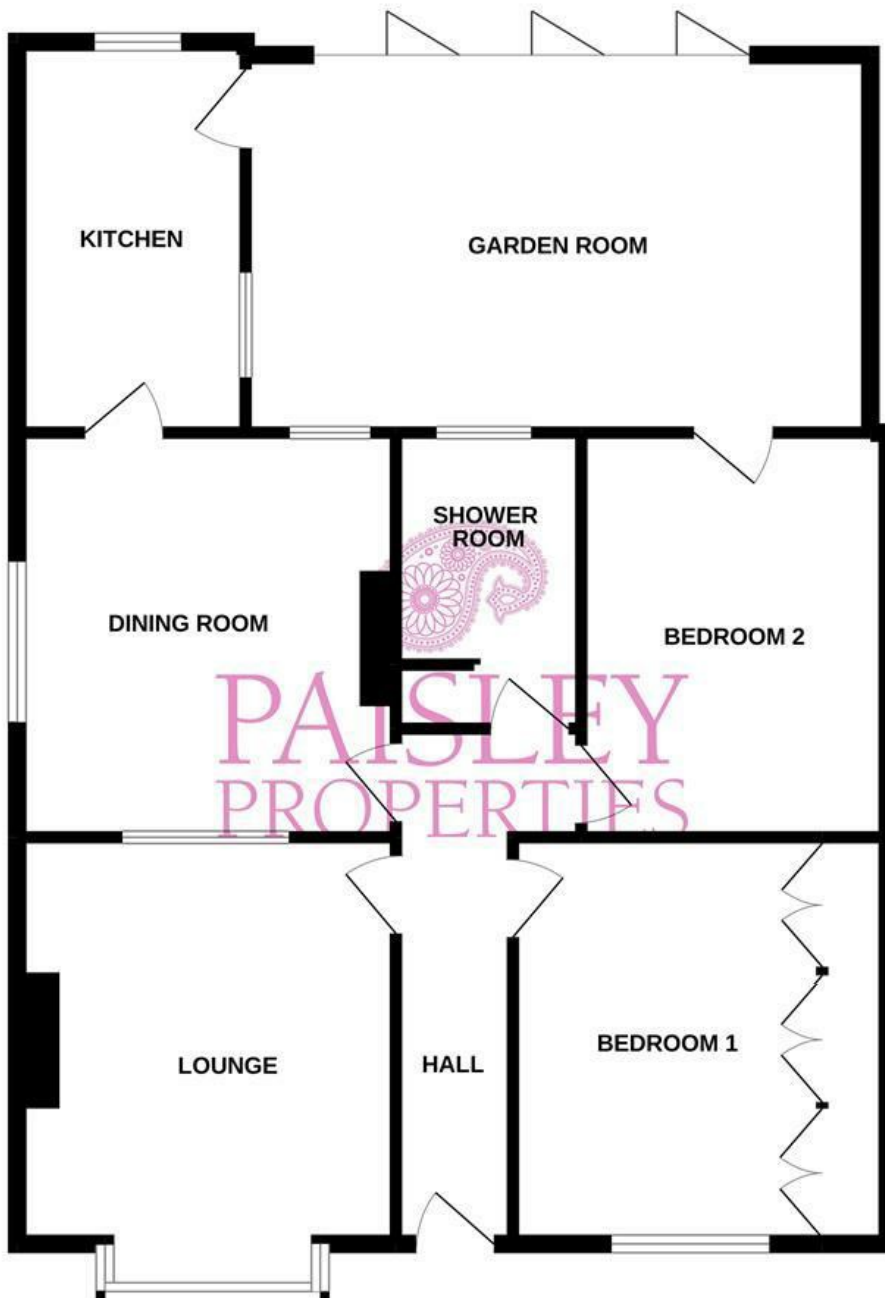
### **PAISLEY**

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

Skelmanthorpe Office:  
 17 Commercial Road,  
 Skelmanthorpe, HD8 9DA  
 t: 01484 443893

Almondbury Office:  
 75-77 Northgate,  
 Almondbury, HD5 8RX  
 t: 01484 443922

Mapplewell Office:  
 4 Blacker Road,  
 Mapplewell, S75 6BW  
 t: 01226 395404

