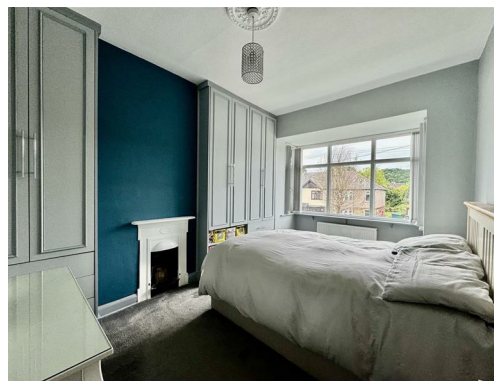
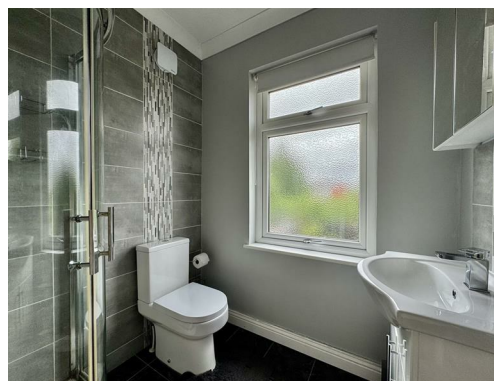


67 Mayfield Avenue,
Dalton HD5 9HN

OFFERS AROUND
£195,000



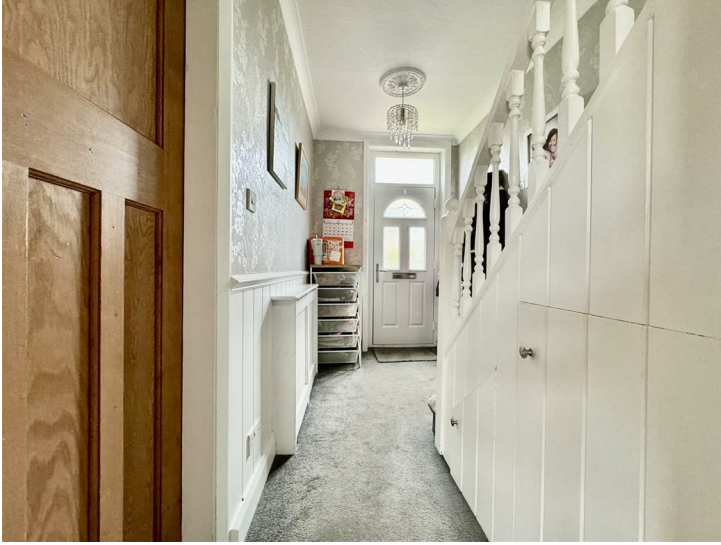
THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY BOASTS SPACIOUS LIVING ACCOMMODATION, BEAUTIFULLY MAINTAINED GARDENS WITH SUMMERHOUSE AND DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC part glazed door into the welcoming entrance hallway with space to remove outdoor clothing and for freestanding furniture. An understairs cupboard provides storage and plumbing for a washing machine if desired. A staircase with a timber balustrade ascends to the first floor landing and doors lead through to the lounge and dining room.



LOUNGE 13'4" x 10'5" (into bay) max

This good size and nicely presented reception room is light and airy courtesy of the large bay window. The focal point being an inset fireplace with marble surround and hearth housing an electric fire. There is space to accommodate free standing living room furniture and a door leads through to the entrance hallway.



DINING ROOM 13'6" x 11'8" max

Located at the rear of the property this spacious dining room provides the perfect setting for entertaining with friends and family. There is space for a dining table, chairs and freestanding furniture. Patio doors give a lovely view and open to the garden. Doors lead through to the kitchen and back through to the entrance hallway.



KITCHEN 8'4" x 7'0" max

The modern kitchen is fitted with a range of sage gloss wall and base units, contrasting work surfaces, metro tile splashbacks and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and four ring gas hob with extractor fan overhead. Tile flooring flows underfoot, a window gives a view over the rear garden, doors lead to the dining room, ground floor W.C and an external door opens to the side of the property.



GROUND FLOOR W.C 5'2" x 2'9" max

This handy W.C/store houses the boiler and is fitted with a hand wash basin, low level W.C, tile flooring underfoot, obscure glazed side window and a door leads through to the kitchen.

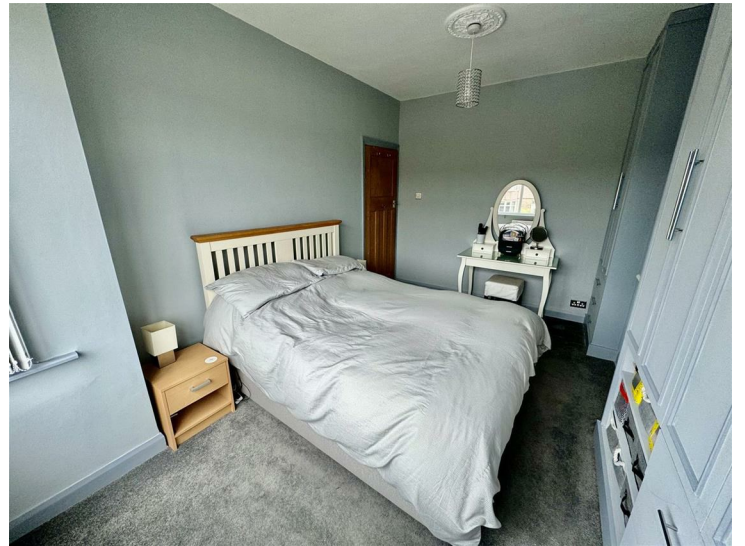
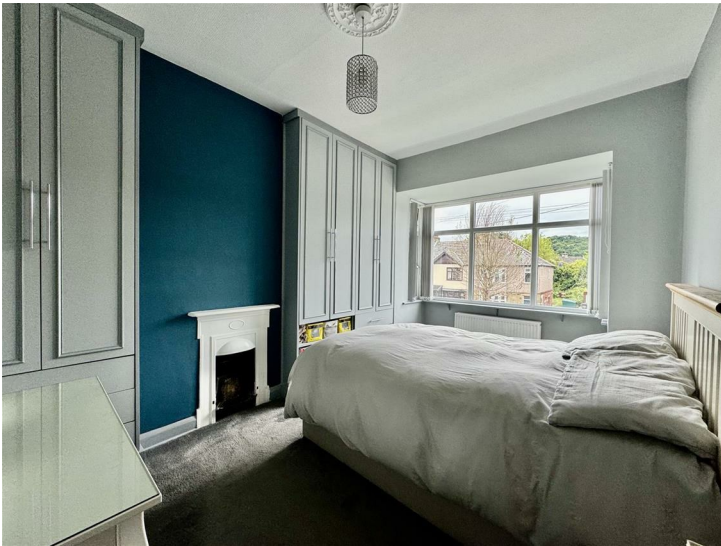
FIRST FLOOR LANDING

Stairs with a timber balustrade ascend to the first floor landing which has a large obscure side aspect window allowing natural light to flow through the space and doors lead to three bedrooms and the house shower room. A hatch gives access to a part boarded loft.



BEDROOM ONE 14'0" x 8'11" max

This beautifully presented double bedroom with a decorative wrought iron fireplace is positioned to the front of the property and has a large bay window overlooking the front garden, drive and street scene beyond. There is ample room for freestanding furniture, banks of fitted wardrobes, drawers and storage. A door leads to the landing.



BEDROOM TWO 11'10" x 10'1" max

This second double bedroom is positioned to the rear of the property has ample space for freestanding furniture and a floor to ceiling fitted storage cupboard. A window provides a lovely view over the rear garden and playing fields beyond. A door leads on to the landing.



BEDROOM THREE 8'9" x 5'11" max

This good size single bedroom has space for bedroom furniture and is positioned at the front of the property overlooking the driveway and street scene beyond. A door leads on to the landing.



SHOWER ROOM 6'2" x 6'2" max

This attractive shower room is fitted with a three piece suite, including a corner shower with glass screen, hand wash basin with a mixer tap sat on a vanity unit and a low level W.C. The room is partially tiled with complimentary tile to the floor, has a large rear obscure window, chrome heated towel radiator and a door leads onto the landing.



REAR GARDEN

This generous size and beautifully landscaped rear garden is enclosed by timber fencing and provides a range of spaces to enjoy. A patio with ample space for garden furniture to enjoy outdoor dining and entertaining, well maintained lawned garden areas surrounded by colourful flower beds and shrubs. Raised decking housing a summer house providing wonderful views over the garden below and space for timber outbuildings.





EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a driveway providing off road parking and a well maintained lawned garden with decking, low stone wall and a central tree.

At the side of the property and accessed from outside is a store room which has space for outdoor furniture and also has plumbing for a washing machine.



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 for a free, no obligation quote or for more information.

MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, B

PROPERTY CONSTRUCTION: STONE, BRICK AND RENDERED

PARKING: DRIVEWAY

UTILITIES:

*Water supply & Sewerage - MAINS

*Electricity & Gas Supply - MAINS

*Heating Source - GAS

*Broadband & Mobile -

BUILDING SAFETY:

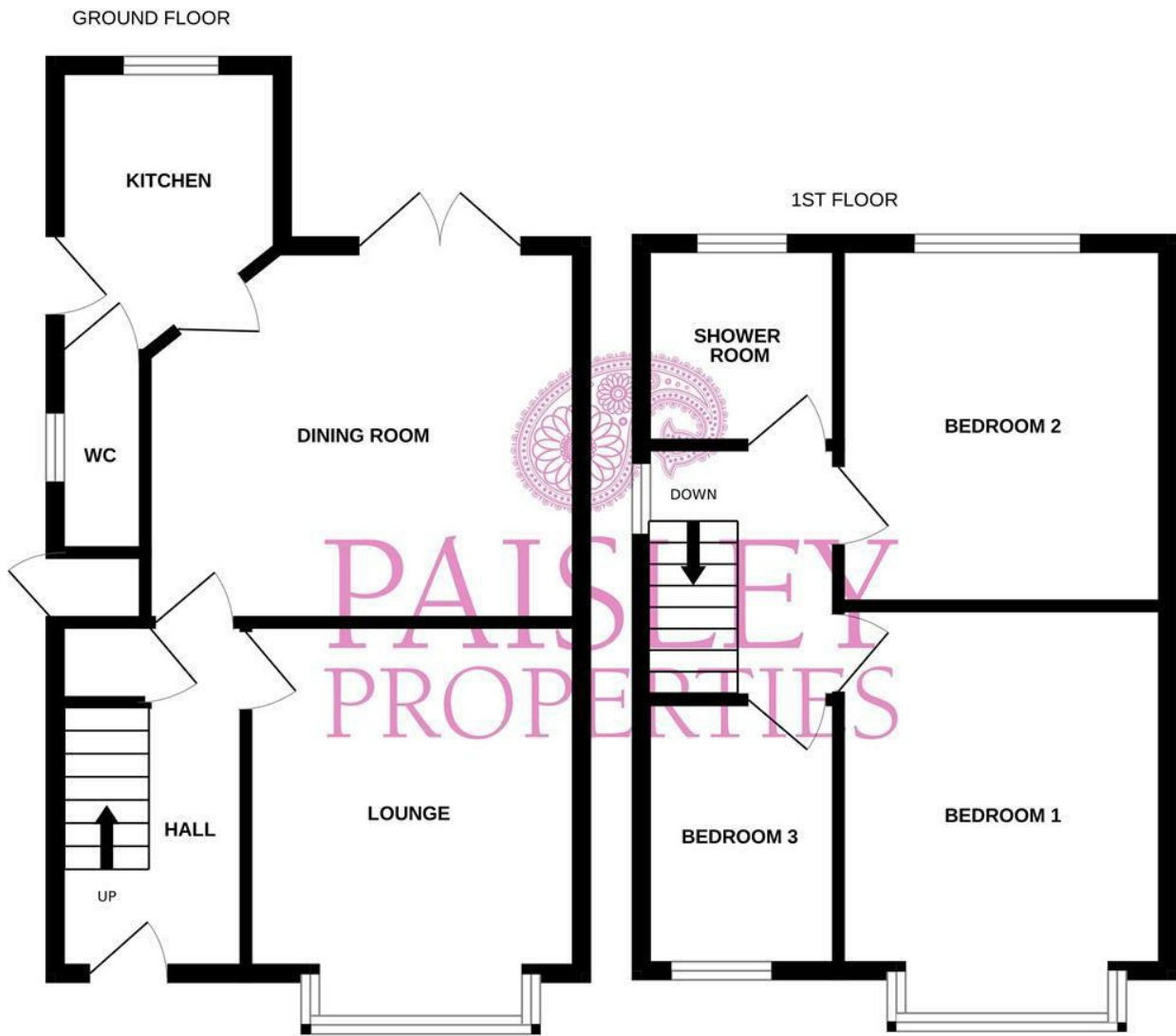
RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

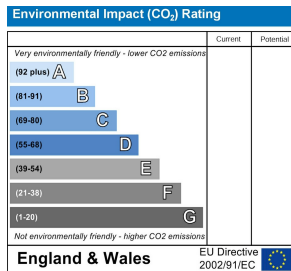
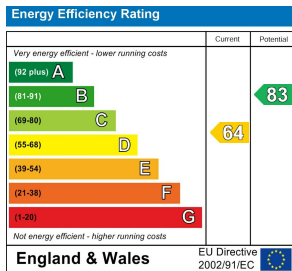
PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:



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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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

