

47 Long Grove Avenue,
Dalton HD5 9LQ

OFFERS AROUND
£190,000



****MUST BE VIEWED TO APPRECIATE THE SPACE ON OFFER**** TUCKED AWAY ON A PEACEFUL CUL DE SAC AND IN NEED OF SOME MODERNISATION IS THIS DECEPTIVELY SPACIOUS THREE/FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH GENEROUS SIZE REAR GARDEN AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed Upvc door with glazed side into a welcoming entrance hallway which has space to remove outdoor clothing, space for freestanding furniture, understairs storage cupboard housing the boiler, doors lead through to the lounge, dining kitchen and stairs ascend to the first floor landing.



LOUNGE 15'7" x 11'4" apx

This well presented lounge is positioned to the front of the property and is bursting with natural light courtesy of the large front facing window. There is a good amount of space for freestanding living room furniture and an electric fire with wood effect fire surround and marble hearth. The room opens to the dining kitchen through double doors, creating a lovely open plan feel and a door leads back to the entrance hallway.



DINING KITCHEN 18'2" x 10'7" apx

Spanning the rear of the property is this attractive dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with a range of cream wall and base units, contrasting roll top work surfaces with mosaic splashbacks and a stainless steel sink with mixer tap. Integrated appliances include an electric oven, four ring gas hob with concealed extractor fan over and space for a fridge freezer. A large complimentary breakfast bar and storage island provides additional space to dine and completes the kitchen area, to the far side of the kitchen is space for a dining table and chairs, laminate flooring underfoot and spotlights to the ceiling complete the look. A rear facing gives a view over the rear garden, glazed sliding doors open to the conservatory, double doors open to the lounge and a side door leads through to a utility room/W.C.



CONSERVATORY 14'9" x 9'10" apx

This great addition to the property is flooded with natural light, has laminate flooring underfoot and patio doors open out to the rear garden.



OUTHOUSE/ UTILITY/ W.C 7'11" x 6'4" apx

This handy outhouse is accessed through the kitchen and provides access to the front driveway and rear garden, has two rooms currently used as a utility with plumbing for a washing machine and space for a drier with extra storage for household items and a separate W.C.

FIRST FLOOR LANDING

Stairs with a timber balustrade ascend to the bright first floor landing with a loft hatch, side obscure glazed window and doors lead through to three double bedrooms, bathroom, separate W.C and a staircase ascends to the attic room.



BEDROOM ONE 11'8" x 8'4" apx

This superb double bedroom positioned at the rear of the property with views over the rear garden, has a bank of mirrored wardrobes, room for freestanding furniture and a door leads onto the landing.



BEDROOM TWO 10'1" x 9'7" apx

A second good size double bedroom positioned to the front of the property with views over the driveway and cul de sac below, space for freestanding furniture, understairs storage cupboard and a door leads on to the landing



BEDROOM THREE 9'9" x 7'10" apx

A bright double bedroom located at the front of the property with room for freestanding furniture and a door leads on to the landing.



BATHROOM 7'0" x 5'2" apx

The bathroom comprises of a two piece suite, bath with shower attachment, pedestal hand wash basin and shower cubicle with glass screen. The room is fully tiled, vinyl flooring underfoot, obscure glazed window to the rear and a door leads through to the first floor landing.



SEPARATE W.C 4'4" x 2'0" apx

This useful W.C comprises of low level W.C, an obscure side window and a door leads through to the first floor landing.

ATTIC ROOM/BEDROOM FOUR 18'4" x 16'7" max

Accessed by a quarter landing staircase from the first floor landing is this spacious and versatile room which has access to storage space within the eaves and two rear facing velux windows.



REAR GARDEN

This private and generous size lawn garden is surrounded by mature hedges and can be accessed through the conservatory or from the driveway through the outhouse, offering entertaining space for Al fresco dining, ample room for garden furniture and for a timber outbuilding.





EXTERNAL FRONT AND DRIVEWAY

To the front of the property, entered through double wrought iron gates is a paved driveway which has room for multiple vehicles, to the side of the driveway is a lawn area surrounded by well maintained hedges and colourful shrubs.



MATERIAL INFORMATION

TENURE: FREEHOLD

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, A

PROPERTY CONSTRUCTION:

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:

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.

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.

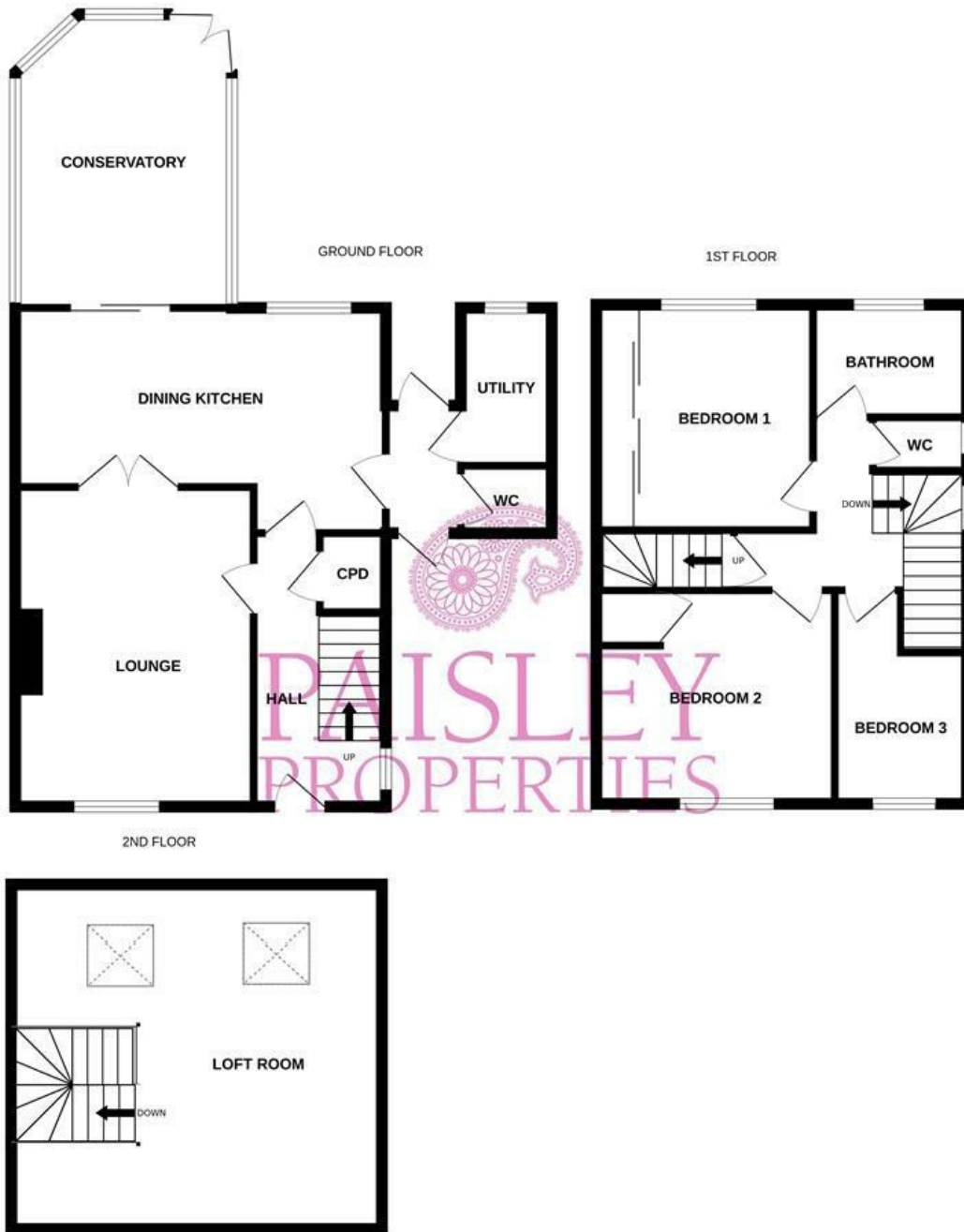
SURVEY TEXT

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.

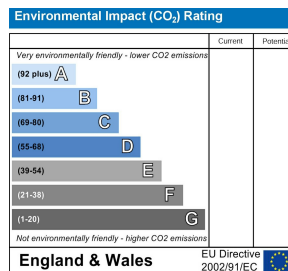
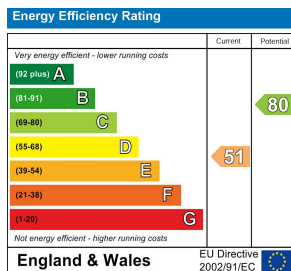
MORTGAGES

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. *



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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