

48 Cow Heys,
Dalton HD5 9RG

OFFERS AROUND
£160,000



NICELY PRESENTED THROUGHOUT, THIS 3 BEDROOM SEMI DETACHED FAMILY HOME
BOASTS SPACIOUS AND VERSATILE LIVING ACCOMMODATION, GENEROUS SIZED
GARDENS WITH OUTBUILDINGS AND ON STREET PARKING..

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter through a upvc door into this spacious and welcoming entrance hallway which really does set the scene for the accommodation on offer. With space for freestanding furniture, an understairs storage cupboard and laminate flooring underfoot. Doors lead through to the living room, dining kitchen and a staircase with a timber balustrade ascends to the first floor landing.



KITCHEN 11'11" max x 9'11" max

The kitchen has a large window with lovely garden views, has a range of timber effect wall and base units with bevelled metro tile splash backs, contrasting roll top work surfaces and a stainless steel sink and drainer with mixer tap over. There is a built in electric oven and grill, four ring gas hob with extractor fan over, space for a fridge freezer and plumbing for a washing machine and dishwasher. To the side of the kitchen is space for informal dining if required and tile flooring flows underfoot. A door leads back through to the entrance hallway.





LIVING ROOM 14'10" apx x 10'11" apx

This generous size reception room is flooded with natural light through its large front window which offers a view over the front garden. There is ample space for living room furniture and has a pebble effect gas fire with marble surround. There is laminate flooring throughout, a door leads through back to the entrance hallway and patio doors open to the conservatory.



CONSERVATORY 16'4" apx x 10'0" apx

Flooded with natural light, this great addition to the property enjoys lovely views over the garden and is the perfect place to sit and relax on a quiet evening. There is ample space for furniture. Patio doors open to the rear garden and back through to the living room.



FIRST FLOOR LANDING

Quarter landing stairs with a front window ascend to the light and airy first floor landing. Doors open to three bedrooms, bathroom and a hatch gives access to the loft.

BEDROOM ONE 11'11" apx x 9'0" apx

This spacious double bedroom is situated at the rear of the property enjoying views of the garden through its window. The room benefits from an inset hanging and storage space and room to accommodate freestanding furniture. A door leads through to the landing.



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

Located to the rear of the property is another great sized double bedroom with ample space for freestanding bedroom furniture. A rear facing window provides pleasant views over the rear garden, rooftops beyond and a door leads through to the landing.



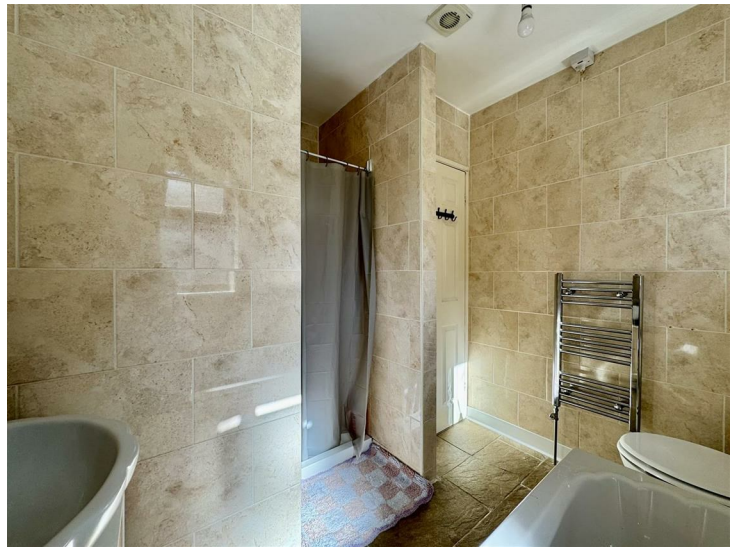
BEDROOM THREE 11'0" max into storage area x 6'8" apx

Located at the front of the property is this bright single bedroom with room for freestanding furniture, a storage area and could also be used as a home office if desired. A door leads through to the landing.



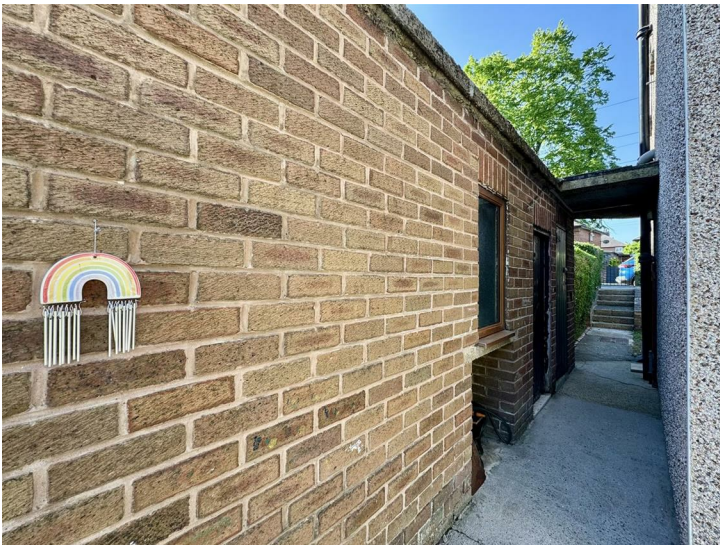
BATHROOM 8'5" apx x 8'2" max into shower

The modern house bathroom is fitted with a white four-piece white suite, including a bath, walk in shower cubicle, pedestal hand wash basin with and a low level W.C. The room is fully tiled with complimentary tiled flooring underfoot, chrome towel radiator, obscure glazed windows and a door leads through to the landing.



REAR GARDEN

This generous size hedge and fence enclosed garden has a good degree of privacy and has a range of spaces to enjoy. A raised patio area perfect for dining outdoors and a well maintained lawn has ample space for garden furniture and a timber outbuilding if desired. A pathway to the side of the property provides access to two outbuildings ideal for storage and one having electricity. A gate opens to the front garden.



EXTERNAL FRONT

To the front of the property is a hedge enclosed lawn and on street parking.



***MATERIAL INFORMATION**

TENURE:
Freehold

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
Non standard construction

PARKING:
On Street Parking

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There are no known structural defects to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

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. *

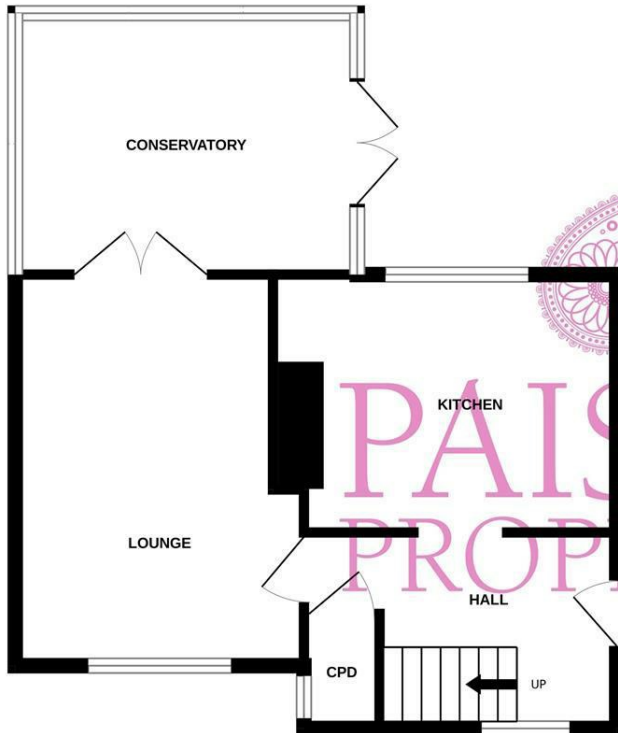
PAISLEY

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.

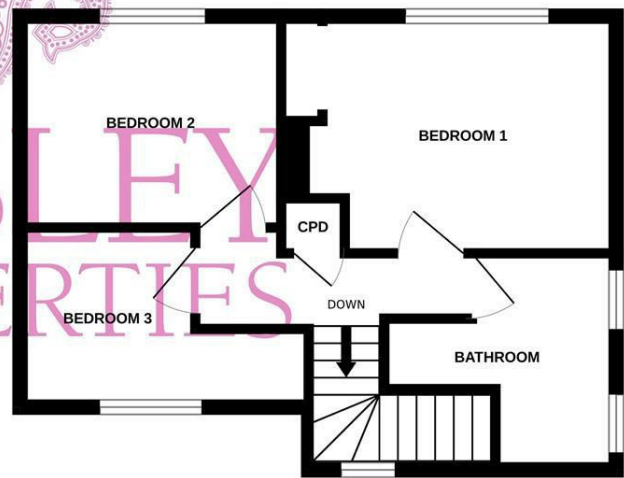
SURVEY TEXT

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.

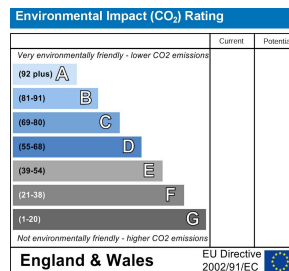
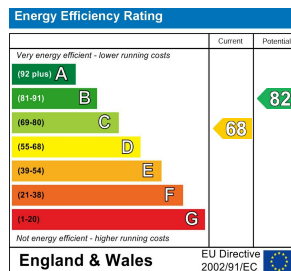
GROUND FLOOR



1ST FLOOR



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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