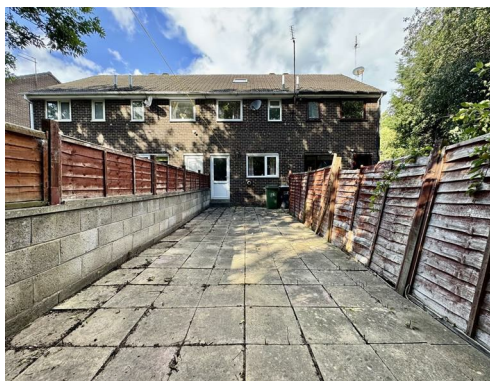
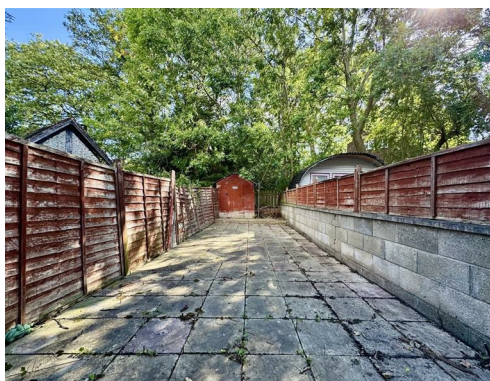


38 Lincroft Avenue,
Dalton HD5 8DS

£125,000



**** NO CHAIN**** SITUATED AT THE END OF A PEACEFUL CUL DE SAC IS THIS TWO BEDROOM MID TERRACE PROPERTY BENEFITTING FROM A LARGE ATTIC ROOM, GARDENS TO FRONT AND REAR AND ON STREET PARKING.

LEASEHOLD 999 YEARS - EXPIRING 2967 - CHARGES - £9 PER ANNUM / COUNCIL TAX BAND A / ENERGY RATING C.

PAISLEY
PROPERTIES

LOUNGE 16'5" x 12'2" max

You enter the property through a UPVC part glazed door into a bright and airy lounge courtesy of a large window with a view of the front garden. The room has ample space for freestanding furniture, a timber fireplace housing an electric fire, an open timber staircase ascends to the first floor and a door opens to the dining kitchen.



DINING KITCHEN 12'2" x 9'11" apx

The dining kitchen comprises of timber wall and base units, roll top worktops, tile splashbacks and stainless steel sink with mixer tap over. There is space for a gas cooker, fridge, freezer, tumble dryer and plumbing for a washing machine. The room has vinyl flooring underfoot and space for a dining table and chairs. A large window allows natural light to flow through the space and an external door opens to the rear garden.





FIRST FLOOR LANDING

A timber staircase ascends to the first floor landing, doors lead through to two double bedrooms, house bathroom and a staircase ascends to the attic room.



BEDROOM ONE 12'2" x 10'0" apx

This generous double bedroom has plenty of space for free standing bedroom furniture, a bank of louvre style fitted wardrobes, fitted dressing table and a large window provides views over the front garden, cul de sac below and a door leads through to the first floor landing.



BEDROOM TWO 10'0" x 6'7" apx

Another double bedroom positioned to the rear of the property having views over the garden, benefitting from an integrated storage cupboard, fitted wardrobe with overhead storage and a door leads on to the first floor landing.



BATHROOM 7'0" x 5'1" apx

Comprising of a three piece white suite including a bath with shower over, pedestal hand wash basin and low level W.C. Partially tiled walls with vinyl flooring underfoot, a rear obscure window and a door leads on to the first floor landing.



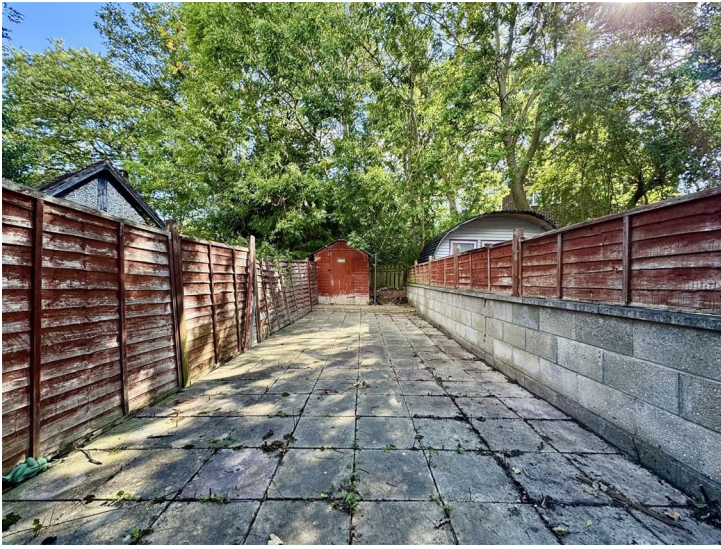
ATTIC ROOM 16'4" x 11'8" max

This spacious and bright room could make a great office space or occasional bedroom. The room has ample space for freestanding furniture and a velux window allows light to flow through.



REAR GARDEN

Accessed through the dining kitchen is this good size patio garden surrounded by a stone wall and fencing, timber outbuilding and a great space for outdoor dining.



EXTERNAL FRONT AND GARAGE

To the front of the property is a low wall and fence enclosed lawn with mature shrubs and bushes, space to sit out and for garden furniture.

The property benefits from a garage a short walk away.



***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 YEARS - EXPIRING 2967

ADDITIONAL COSTS:

Ground rent - £9 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band A

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

On Street Parking

RIGHTS AND RESTRICTIONS:

The property has a right of access over neighbouring land / Neighbours have a right of access over the property's land

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There have not been any structural alterations 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.

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.

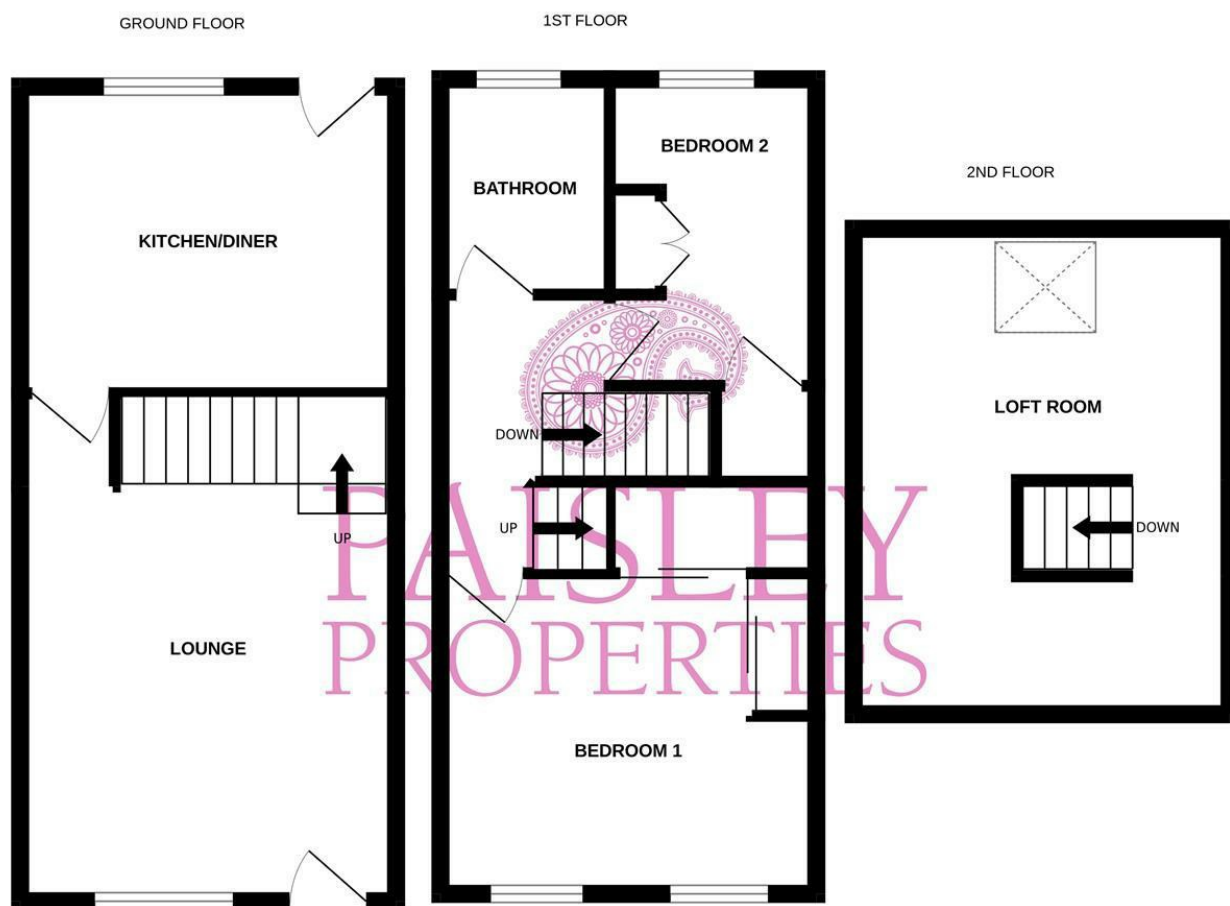
SURVEY TEXT

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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	76
England & Wales	
EU Directive 2002/91/EC	

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

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PAISLEY
PROPERTIES