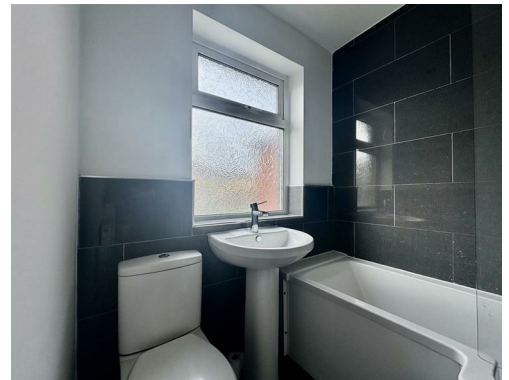


53 Coniston Avenue,  
Dalton HD5 9EG

ASKING PRICE  
£145,000



**\*\*NO CHAIN\*\*** SITUATED CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES IS THIS THREE BEDROOM BAY FRONTED SEMI DETACHED WITH GARDENS TO FRONT AND REAR AND DRIVEWAY PARKING. We are acting in the sale of the above property and have received an offer of £140,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place

FREEHOLD/ COUNCIL TAX BAND B/ ENERGY RATING D

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY

You enter the property through a Upvc glazed door with staircase leading to first floor and door to living room.



## LIVING ROOM 11'8 x 15'9 max into bay

A bright and spacious living room positioned to the front of the property and having walk-in bay window having ample space for freestanding furniture.



### **BREAKFAST KITCHEN 14'10 x 8'1 max**

Positioned to the rear of the property and including a range of high gloss cream wall and base units with inset single drainer stainless steel sink unit, plumbing for washing machine, integrated electric oven, four ring gas hob, space for freestanding furniture, window overlooking rear garden and door to the side.



### **FIRST FLOOR LANDING**

Stairs ascend to the first floor landing having side window, loft access hatch and access to all bedrooms.

### **BEDROOM ONE 11'10 x 8'11**

This generous double bedroom positioned to the front of the property having Upvc double glazed window to the front with far reaching rooftop views.



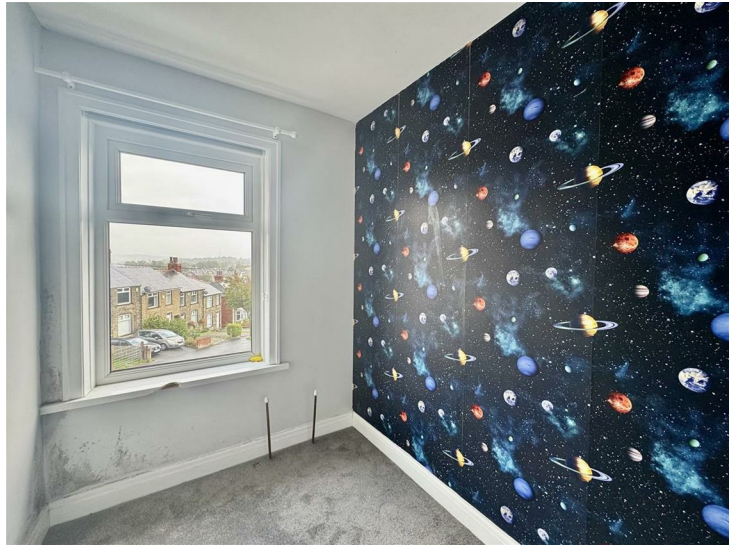
### **BEDROOM TWO 8'9 x 9'8**

A second well proportioned double bedroom positioned to the rear of the property with Upvc double glazed window overlooking the rear garden.



**BEDROOM THREE 5'9 x 8'9 max**

A third single bedroom positioned to the front of the property offering potential as a child's bedroom or home office.



**FAMILY BATHROOM 5'10 x 5'11**

Being furnished with a three piece contemporary white suite with contrasting part tiled surround with tiled flooring underfoot and including a P-shaped over-sized panelled bath unit with shower over and fitted screen, low level w.c, fitted hand basin and obscure glazed window to the rear.



### **EXTERNAL FRONT AND DRIVEWAY**

To the front is a lawn with fenced boundary and driveway providing off street parking continuing to the side of the property providing multi-vehicle parking with further externally accessed store cupboard.



### **EXTERNAL REAR GARDEN**

To the rear is a generous garden which includes paved patio with lawn extending to the rear.



## PLANNING PERMISSION

The property has planning permission granted for a single storey front and rear extension to increase the ground floor accommodation. Planning permission was granted on 23rd May 2023 requiring works to commence within three years of this date. Further details and drawings available via the Kirklees Planning Portal - <https://www.kirklees.gov.uk/planning> Application Number: 2023/62/90649/W.



## **\*MATERIAL INFORMATION**

TENURE:  
Freehold

COUNCIL AND COUNCIL TAX BAND:  
Kirklees / Band B

PROPERTY CONSTRUCTION:  
Standard brick and block

PARKING:  
Driveway

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 - TBC

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.



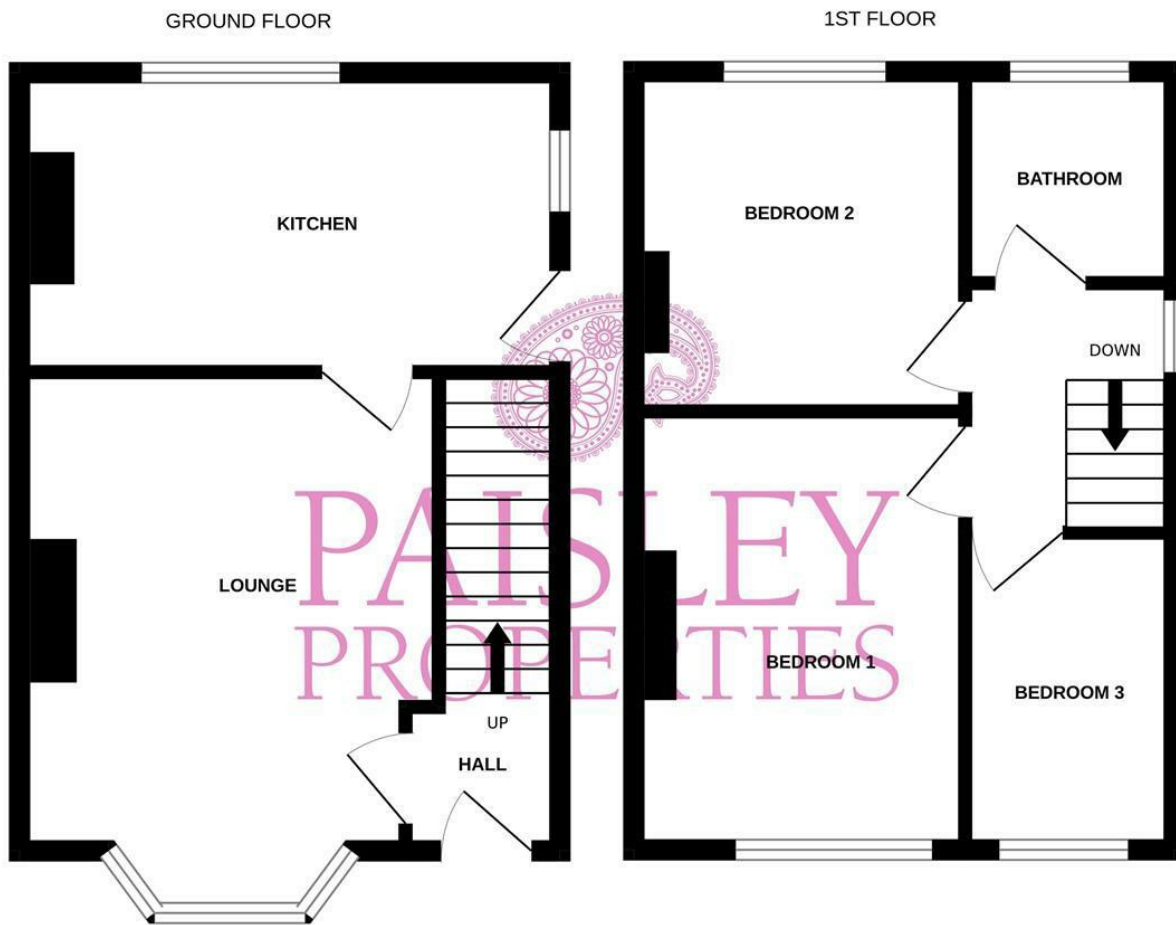
## **MORTGAGES**

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.

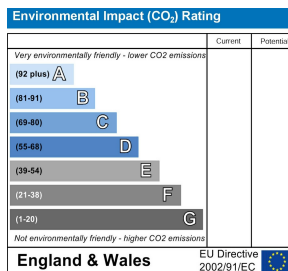
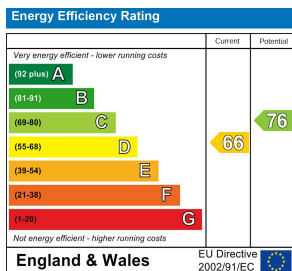
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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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[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

