

20 Carr Green Lane,
Dalton HD5 9JU

OFFERS AROUND
£210,000



**** NO CHAIN ** THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION THROUGHOUT GARDENS TO FRONT AND REAR, GARAGE AND OFF ROAD PARKING.**

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE LOBBY 6'8" apx x 6'11" max

You enter the property through a composite part glazed door into this bright entrance hallway which provides a welcoming space to remove and store outdoor coats and shoes. A side window allows natural light to flow through the space, heated tile flooring underfoot and a doors lead through to the downstairs W.C and lounge.



GROUND FLOOR W.C 6'4" apx x 3'1" apx

This handy cloakroom / W.C is fitted with a wall mounted hand wash basin with tiled splashback, low level W.C, complimentary tile flooring underfoot, obscure glazed side window and door leads through to the entrance lobby.



LOUNGE 15'10" max x 14'1" max

This generous size living room is neutrally decorated and has two front facing windows which flood the room with natural light. There is a lovely feature fireplace with gas pebble effect fire, granite effect back plate and hearth and timber surround which creates a lovely focal point to the room. An open staircase ascends to the first floor and an opening leads through to the dining room. Laminate flows through the lounge and continues into the dining room, making the downstairs feel open plan and airy.



DINING ROOM 9'4" max x 7'11" max

Positioned to the rear of the lounge this superb formal dining area which has plenty of space for a table and chairs but also offers the flexibility to be a second sitting area or playroom if required. Patio doors open to the garden and a door leads through to the kitchen.



KITCHEN 10'1" apx x 7'4" apx

Fitted with wood effect wall and base units, roll top work surfaces, stylish neutral splash backs and a one and a half bowl stainless steel sink with drainer this modern kitchen also benefits from a built in electric oven, four ring gas hob, concealed extractor fan, space for a fridge freezer and plumbing for a washing machine. A part glazed external door provides access out onto the garden, and there is a rear facing window. Vinyl tile flooring completes the room and a door leads onto the dining room.



FIRST FLOOR LANDING

Stairs with a timber balustrade ascend from the lounge to the first floor landing which has two built in storage cupboards ideal for storing household items, towels and bed linen. There is a side facing window, loft access by ladders and doors lead to the three bedrooms and house bathroom.



BEDROOM ONE 11'0" apx x 8'11" max to wardrobes

Neutrally decorated and located to the rear of the house is this spacious double bedroom benefitting from a bank of built in wardrobes and space for freestanding bedroom furniture. A window gives a view over the rear garden and a door leads onto the landing.



BEDROOM TWO 10'7" apx x 8'10" max

Another good size double, located to the front of the property with a window enjoying a view over the garden and street scene beyond. There is plenty of space for free standing bedroom furniture, timber flooring underfoot and a door leads onto the landing.



BEDROOM THREE 10'11" max x 6'11" max

This well proportioned bedroom is located at the front of the property, benefits from a bulkhead storage wardrobe and would make making a great bedroom or home office if desired. Timber flooring flows underfoot and a door leads onto the landing.



BATHROOM 7'4" apx x 6'4" apx

This contemporary house bathroom is fitted with a three piece white suite including a bath with waterfall shower over and glass screen, vanity hand wash basin with mixer tap, storage underneath and a low level W.C. The room is partially tiled in stylish wall tiles and has complementing floor tiles, a large obscure glazed rear facing window, spot lights to the ceiling and chrome heated towel rail. A door leads onto the landing.



REAR GARDEN

This fence enclosed private garden has a block paved patio adjoining the property, lawn to the side with raised beds planted with mature shrubs and bushes. There is a gate in the boundary fencing which provides access to the parking and garage.





EXTERNAL FRONT, GARAGE AND ADDITIONAL LAND

The property owns the middle garage to the rear of the house which has an up and over door with a parking space in front. There is a pedestrian door to the rear of the garage which leads onto a further garden area, or space for additional storage unit.





***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Off street parking

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.

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.

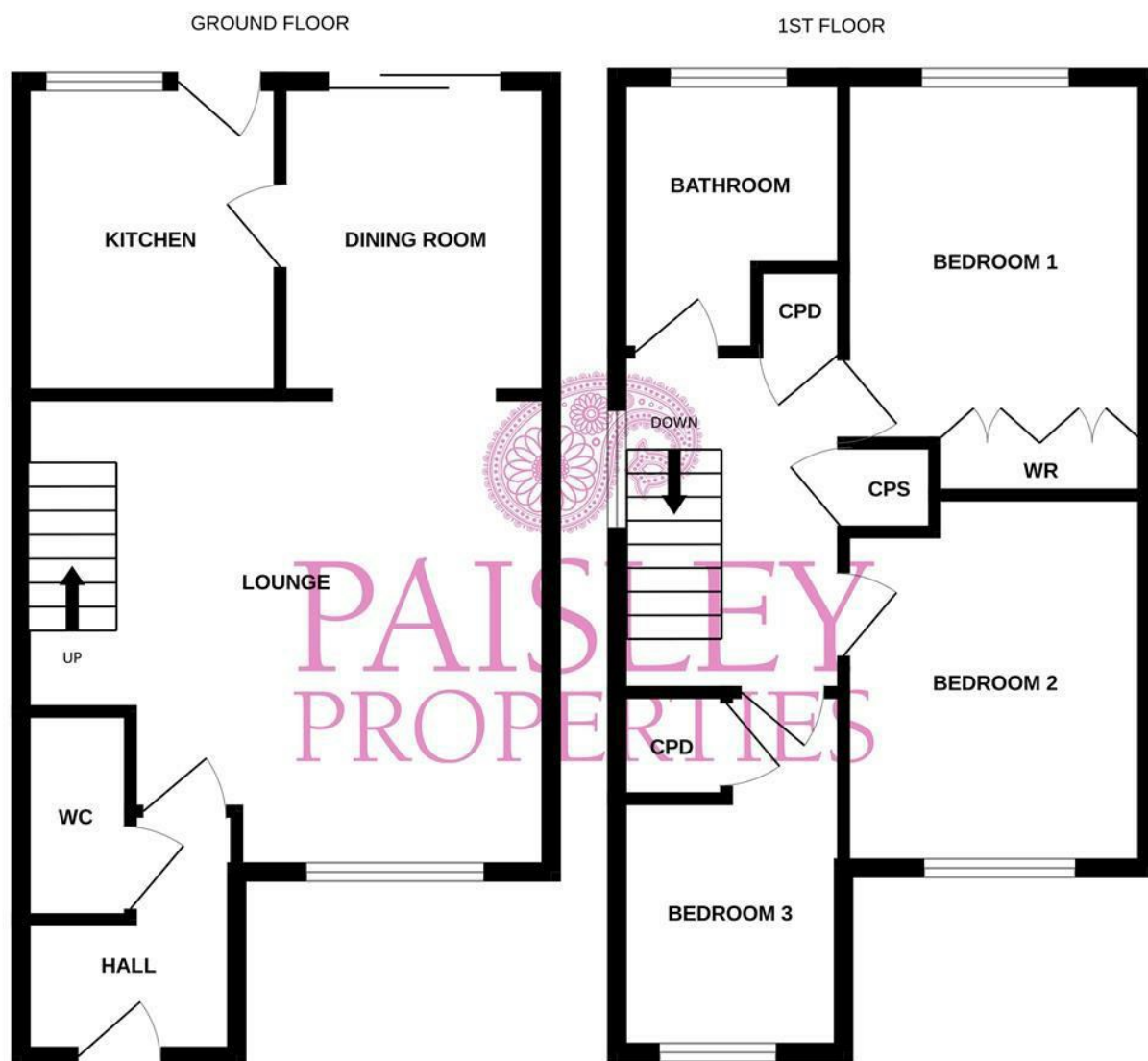
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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.

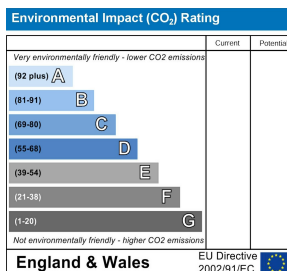
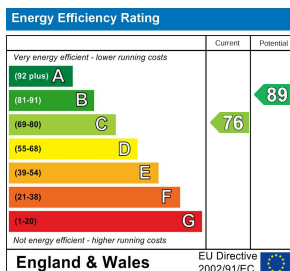
SURVEY TEXT

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.



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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