



11 Hallas Grove, Dalton, Huddersfield, HD5 8ED
Offers In The Region Of £152,000

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This 2 bedroom, stone fronted end town house is situated on this popular residential cul-de-sac approximately 1.5 miles from Huddersfield town centre. Having gas fired central heating and being majority uPVC double glazed. The property would make an ideal purchase for the first time buyer or alternatively a buy-to-let investor.

With a lounge and dining kitchen to the ground floor, there are 2 bedrooms and bathroom to the first floor. Externally the property comes with garden areas to both the front and rear.

Energy Rating: D



GROUND FLOOR:

Enter the property through a uPVC external door into:-

Entrance Hall

With a central heating radiator and provides access into:-

Lounge

11'2" x 11'6" plus bay (3.40m x 3.51m plus bay)

A good sized reception room, which is fitted with a square bay window to the front elevation with secondary double glazing. There is a central heating radiator, wood effect laminate flooring, 3 light points and a gas and coal effect living flame fire set onto a marble hearth with stone fire surround and mantel. An arch leads through to the dining kitchen.

Dining Kitchen

13'7" x 10'3" (4.14m x 3.12m)

Fitted with a range of wall and base units with laminated work surfaces and part tiling to the walls. There is a 4 ring electric hob with in-built oven and grill, overhead extractor fan and light, inset stainless steel sink unit with side drainer and mixer tap, 2 central heating radiators, ceramic tiled flooring, 2 uPVC double glazed windows and a side entrance door.

FIRST FLOOR:

Landing

With a uPVC double glazed window and central heating radiator.

Master Bedroom

15'0" x 11'2" (4.57m x 3.40m)

With 2 uPVC double glazed windows to the front elevation which provide superb far reaching views. There is also a central heating radiator and bulk-head storage cupboard.

Bedroom 2

10'9" x 9'1" (3.28m x 2.77m)

Situated to the rear of the property, with a central heating radiator and uPVC double glazed window.

Bathroom

Being fully tiled to the floor, with a 3 piece white suite incorporating low flush WC, pedestal wash basin and panelled bath with overhead shower and shower screen. There is also a uPVC double glazed window.



OUTSIDE:

To the front of the property there is a lawned garden with flowerbed borders. To the rear there is a flagged patio area with lawns and borders of privet hedging and flowerbeds.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley and Moldgreen. At the traffic lights in Dalton take a right hand turning into Greenhead Lane and then right into Hallas Grove where the property can be found on the left hand side identified by a Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

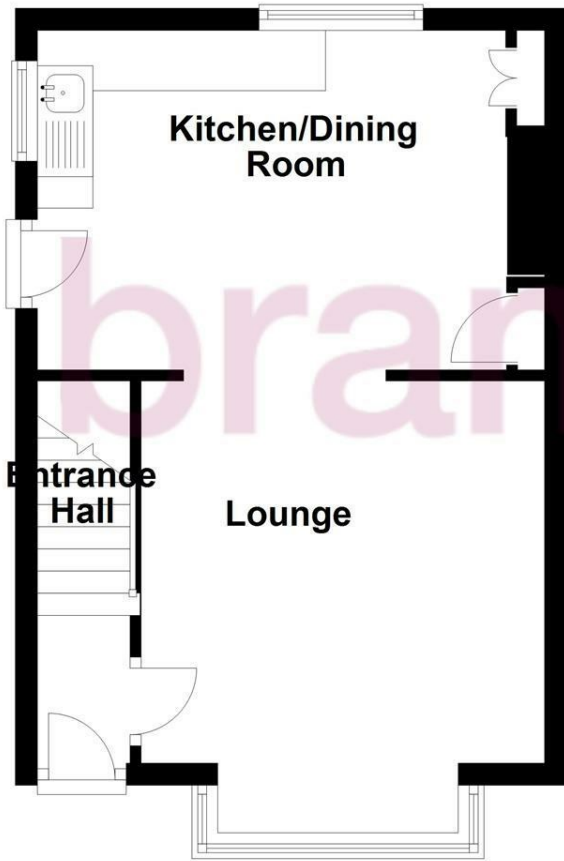
ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

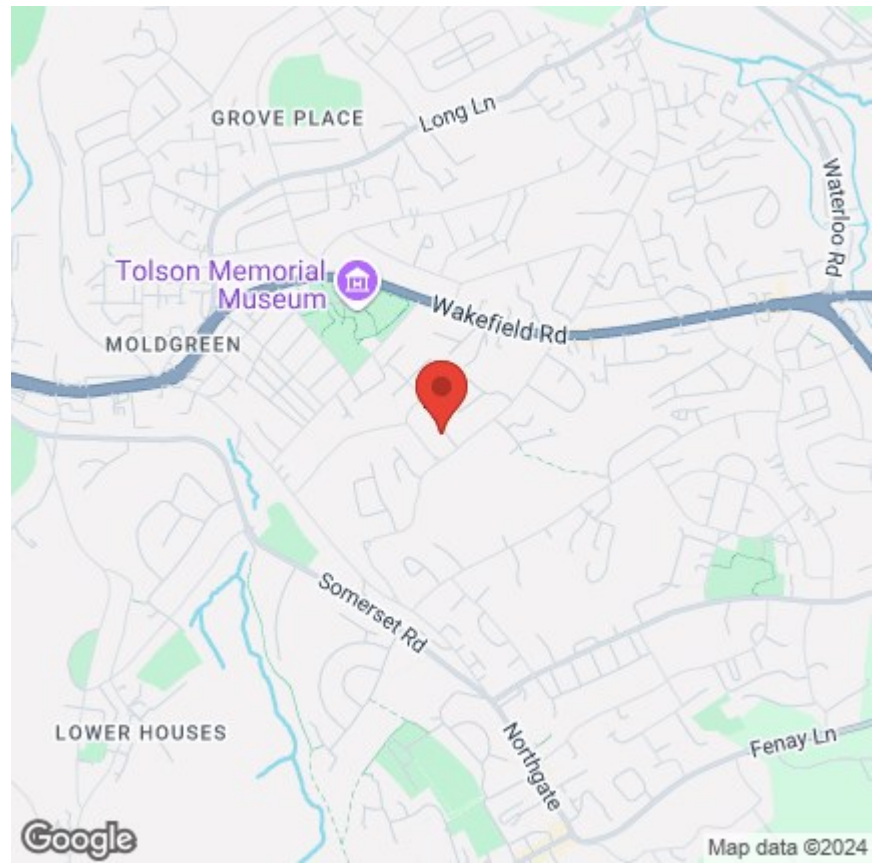
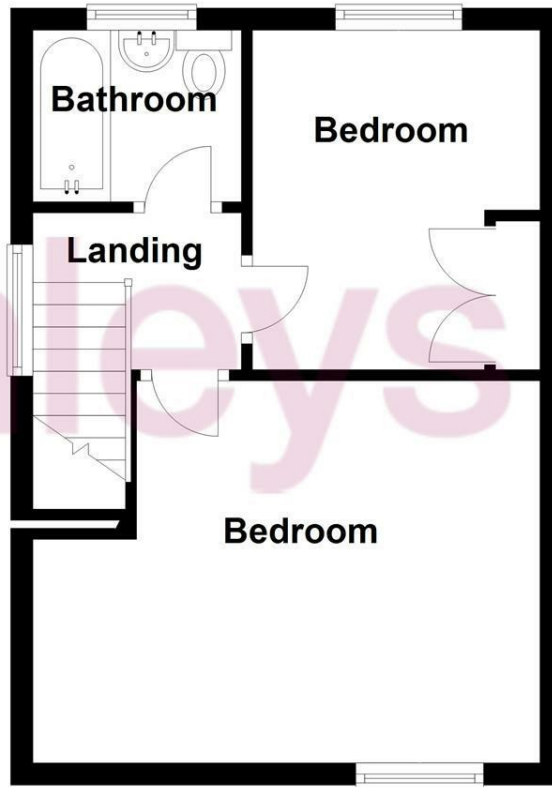




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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