



46 Dyson Street, Dalton, Huddersfield, HD5 9LT  
Offers In Excess Of £175,000

**bramleys**

This substantial stone built 3 bedroomed through terrace property, is situated in this popular residential location approximately 1 mile away from Huddersfield town centre. Beautifully presented throughout, the property provides spacious 3 bedroomed accommodation with living room and dining kitchen. Having gas fired central heating and uPVC double glazing, the property also has the addition of a timber conservatory to the rear. Externally there are gardens to both front and rear, together with off road parking.

Forming an ideal purchase for the first time buyer or investor alike, an internal viewing is recommended to appreciate the property on offer.

Energy Rating: D





## GROUND FLOOR:

Composite entrance door gives access to the entrance hall.

### Entrance Hall

Having a central heating radiator and in turn an access door leading to the lounge.

### Lounge

14'10" max x 13'6" max (4.52m max x 4.11m max )

Having a gas and coal effect living flame fire set to a marble effect hearth and back cloth with fire surround and mantle. There is ceiling coving, central heating radiator and uPVC double glazed window.

### Dining Kitchen

17'10" x 9'7' (5.44m x 2.74m2.13m)

Comprehensively fitted with a range of matching modern floor and wall units with laminated working surfaces with part tiling to the walls. There is a gas cooking point, inset stainless steel sink unit with mixer taps and side drainer, plumbing for an automatic washing machine, integral fridge, wine rack, wood effect laminate flooring, uPVC double glazed window and having a timber and glazed access door leading to the conservatory.

### Conservatory

17'0" x 9'4" (5.18m x 2.84m)

A timber construction and having sealed unit double glazed windows and French doors leading directly out to the rear gardens.

## LOWER GROUND FLOOR:

Steps descend from the kitchen to the lower ground floor.

### Basement

Providing room for storage.

## FIRST FLOOR:

Staircase from the entrance hall leads to the first floor.

### Landing

### Bedroom 1

13'6" x 12'4" max (4.11m x 3.76m max)

Having a range of fitted furniture including 5 door wardrobes with hanging and shelving facilities, there is a central heating radiator, uPVC double glazed window, corner dressing table with drawer units to either side and Victorian style cast iron fireplace.

### Bedroom 2

9'7" x 9'9" max (2.92m x 2.97m max )

Having built-in wardrobes, there is a cast iron Victorian style fireplace, central heating radiator and uPVC double glazed window.

### Bedroom 3

10'0" max x 6'8" (3.05m max x 2.03m)

Having a central heating radiator and uPVC double glazed window.

## OUTSIDE:

Property has enclosed gardens to the front with wrought iron railings. To the rear is an enclosed south facing garden with a full width flagged seating area, being enclosed by timber fencing having a rear access gate leading to the parking space accessed from the rear of the property.

## 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) in the direction of Waterloo. Continue through the traffic lights at Aspley and upon reaching the traffic lights in Moldgreen turn left into Broad Lane and continue along this road which becomes Long Lane. Turn right into Grand Cross Road and then left into Dyson Street where the property can be identified by a Bramleys for sale board.

## TENURE:

Freehold

## COUNCIL TAX BAND:

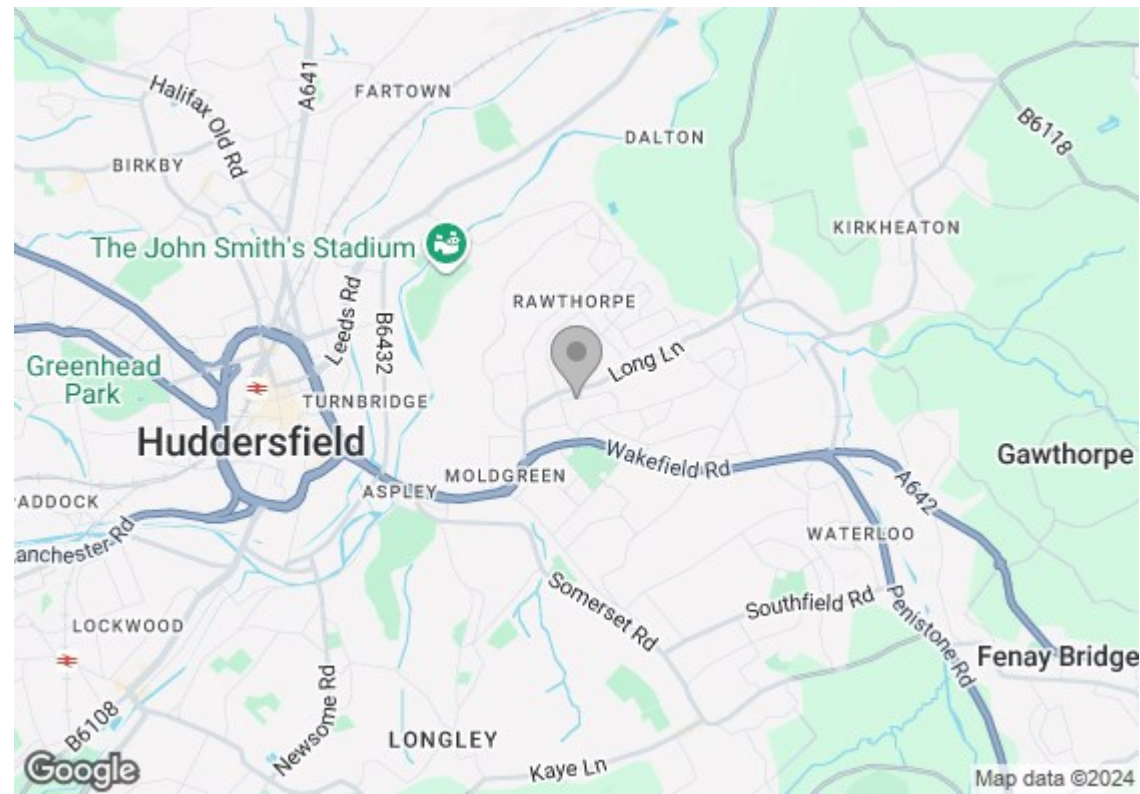
Band A

## MORTGAGES:

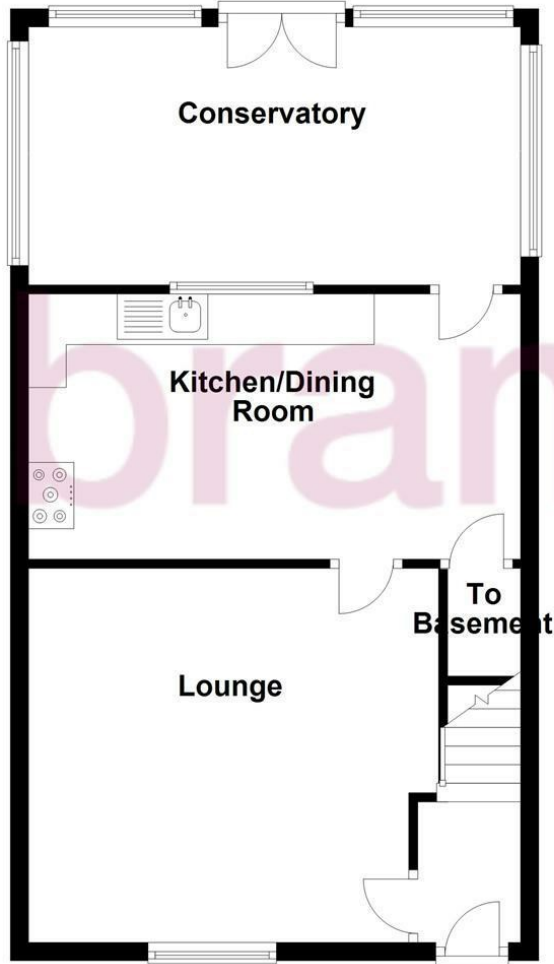
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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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