



20 Albany Drive, Dalton, Huddersfield, HD5 9UR

£165,000

**bramleys**





This 2 DOUBLE bedroom semi-detached property offers deceptive accommodation, having been extended from its original form by way of a full width, single storey extension to the rear which creates a larger kitchen and second reception room, ideal for those who like to entertain. Being offered for sale with NO VENDOR CHAIN and VACANT POSSESSION, the property does require a programme of refurbishment which has been reflected within the asking price. Enjoying a good size garden to the rear with pleasant tree lined back drop, a shared side driveway and garden to front. Situated approximately 2 miles from Huddersfield town centre and convenient for amenities in nearby Moldgreen and Waterloo including shops, doctors surgery and local schooling.

Energy Rating: E





## GROUND FLOOR:

A uPVC external door gives access to the entrance hall.

### Entrance Hall

With a staircase rising to the first floor and door into the lounge.

### Lounge

19'6 x 11'3 max 9'5 min (5.94m x 3.43m max 2.87m min)

This spacious reception room has a gas fire, double doors into the dining room and a uPVC double glazed window to the front.

### Dining Room

10'11 x 9'0 (3.33m x 2.74m)

Having a gas wall heater, wall light points and a uPVC double glazed window to the rear elevation.

## Kitchen

22'10 x 7'4 (6.96m x 2.24m)

Having been extended from its original form, the kitchen is fitted with an extensive range of wall and base units with working surfaces over and tiled splash backs. There is a stainless steel sink unit, gas cooker point and built in pantry under the stairs. The kitchen houses the water boiler, has an external side entrance door, gas wall heater, tiled flooring, 2 uPVC double glazed windows and space for an under counter fridge and freezer.

## FIRST FLOOR:

### Landing

The landing has a uPVC double glazed window, wall heater and access to the loft which we have been informed is insulated and partially boarded.





### Bedroom 1

12'2 to robe doors x 9'6 (3.71m to robe doors x 2.90m)

Having fitted wardrobes to one wall, a further double built-in wardrobe, laminate flooring and a uPVC double glazed window to the front elevation.

### Bedroom 2

9'9 x 9'4 to robe doors (2.97m x 2.84m to robe doors)

Also having fitted wardrobes, laminate flooring and a uPVC double glazed window.

### Shower Room

Having an adapted shower with folding door, fitted seat and hand rail, WC, hand wash basin and wet room floor. There is panelling to the walls and a uPVC double glazed window.

### OUTSIDE:

To the front of the property there is a lawned garden with planted borders, a shared driveway to the side and a larger than average tiered garden to rear which has lawned sections, planted beds with mature shrubs and bushes and a timber garden shed.

### 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 on the A629 Wakefield

Road, passing through the traffic lights at Aspley and Moldgreen. Continue along this road to the traffic lights at Dalton Green Lane and take a left hand turning into Dalton Green Lane, a right into Albany Road and then take the left hand fork into Albany Drive where the property can be found on the right hand side.

### TENURE:

Leasehold - Term: 999 years from 01/05/1954 / Rent: £3 per annum.

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

B

### MORTGAGES:

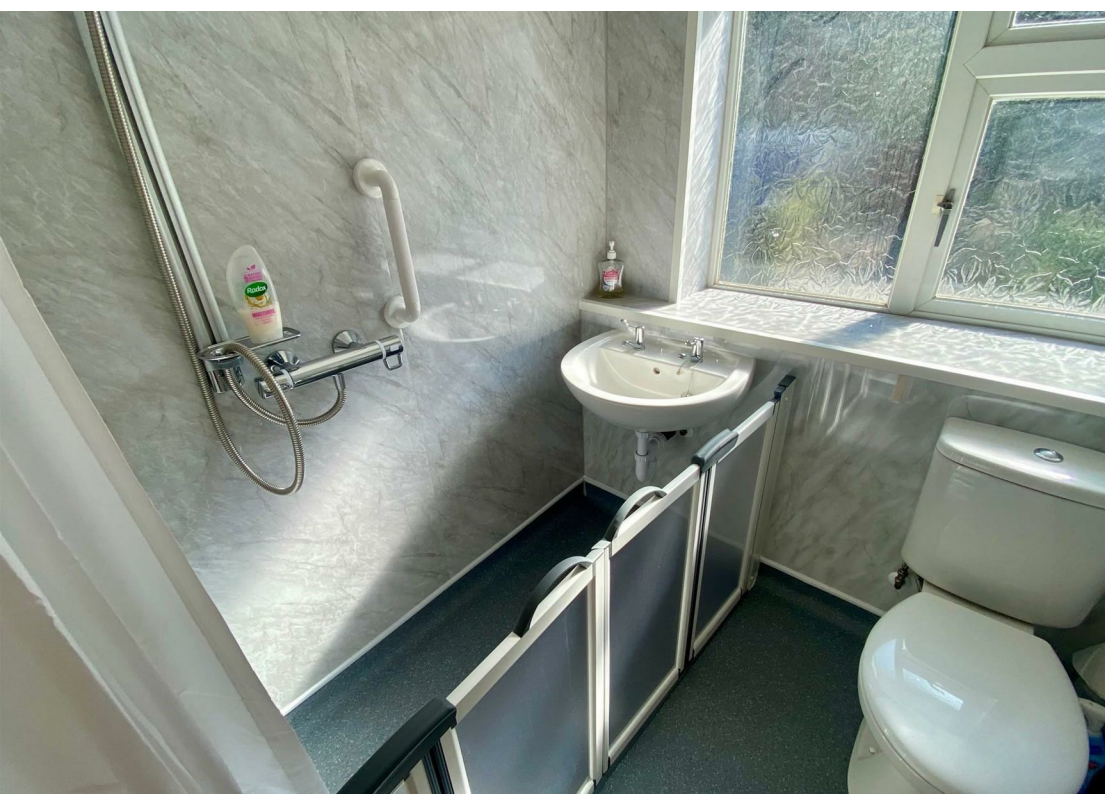
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

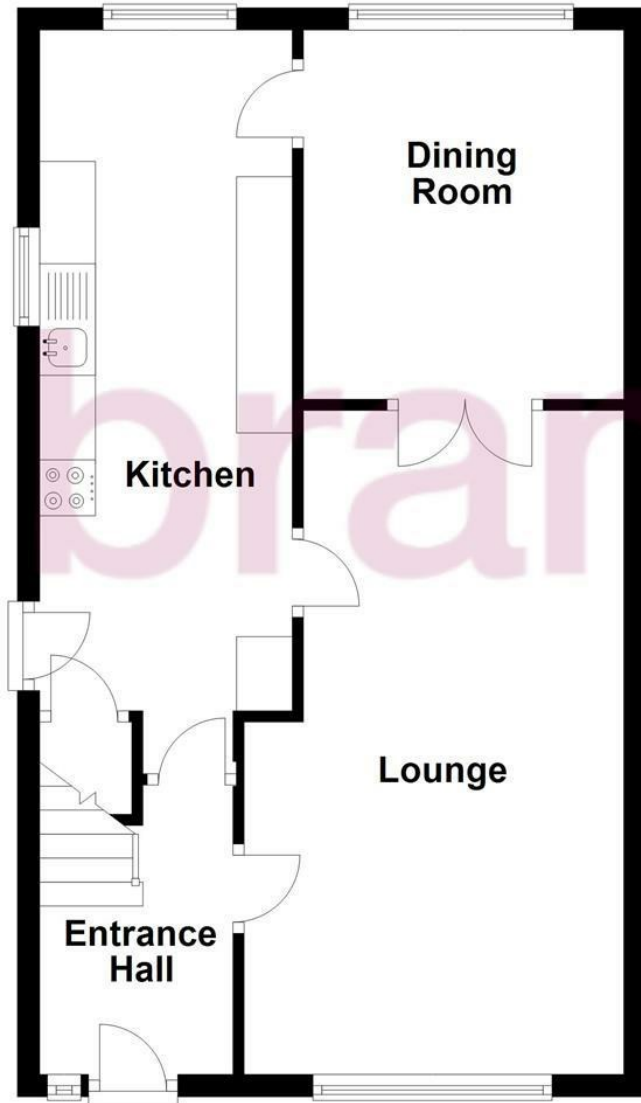




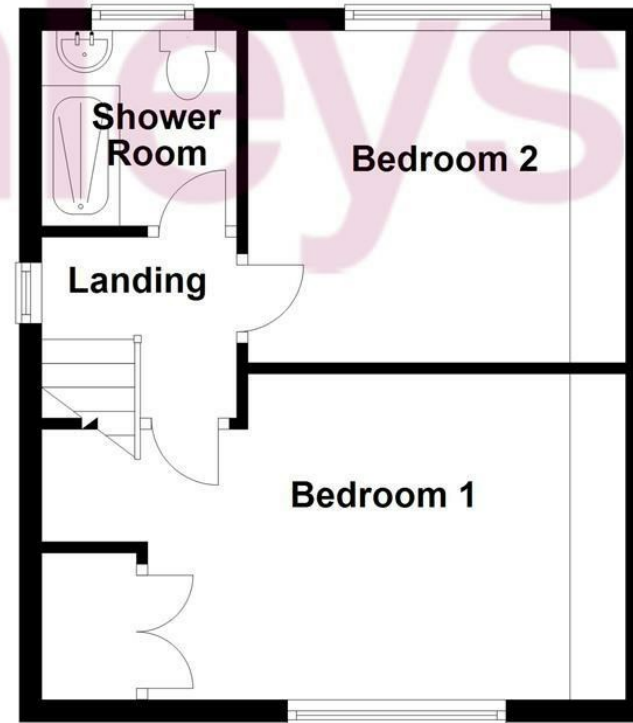




## Ground Floor



## First Floor



| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | <b>82</b> |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  |                         |           |
| (55-68) <b>D</b>                                   |  | <b>53</b>               |           |
| (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

Huddersfield | Halifax | Elland | Mirfield

