



9 Hallas Grove, Dalton, Huddersfield, HD5 8ED  
£175,000

**bramleys**



This immaculately presented end terraced property, is situated on this quiet cul-de-sac and offered for sale with NO VENDOR CHAIN. Having quality fixtures and fittings throughout and offering well maintained accommodation ready to move straight into. The property also has the benefit of an attached garage and driveway which provide off road parking, together with landscaped gardens to both the front and rear. Also having uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, lounge, fitted dining kitchen, 2 bedrooms and shower room. Situated approximately 1.5 miles from Huddersfield town centre and convenient for amenities and public transport. An internal viewing is essential !

Energy Rating: D









## GROUND FLOOR:

A uPVC entrance door gives access to the entrance vestibule.

### Entrance Vestibule

With a central heating radiator and staircase rising to the first floor.

### Lounge

13'3" max into bay x 11'10" (4.04m max into bay x 3.61m)

The lounge has a uPVC double glazed bay window, a fireplace surround with gas fire (please note the gas has been capped off). There is also a central heating radiator.

### Dining Kitchen

14'9" x 10'1" (4.50m x 3.07m)

The kitchen has an extensive range of wall cupboards, base units and drawers with working surfaces over and inset sink unit. There is an integrated eye level double oven, electric hob, space and plumbing for a washing machine and dishwasher and space for a dryer and tall fridge freezer. The kitchen is also fitted with a central heating radiator, uPVC double glazed window and French doors leading out onto the rear garden.

## FIRST FLOOR:

### Landing

Having a uPVC double glazed window to the side elevation and access hatch to the loft.

### Bedroom 1

12'8" to robe doors x 10'11" (3.86m to robe doors x 3.33m)

This spacious double room offers potential to be split into 2 (subject to all necessary consents) and is fitted with 2 uPVC double glazed windows, fitted wardrobes to one wall and a built-in bulkhead store cupboard.

### Bedroom 2

10'6" x 8'10" (3.20m x 2.69m)

This double room has a built-in double wardrobe, a central heating radiator and uPVC double glazed window.

### Shower Room

Having fully tiled walls a panelled ceiling and suite comprising of a shower enclosure, low flush WC and vanity sink unit with storage beneath. There is also a chrome ladder style radiator and uPVC double glazed window.

## OUTSIDE:

To the front of the property there is a landscaped gravelled garden, a driveway provides an off road parking space and there is an attached garage to the side. The rear garden is a good size with large timber decked seating area, ideal for entertaining, as well as an artificial grass lawn with blue slated section which again is low maintenance.

## 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.

## TENURE:

Freehold

## COUNCIL TAX BAND:

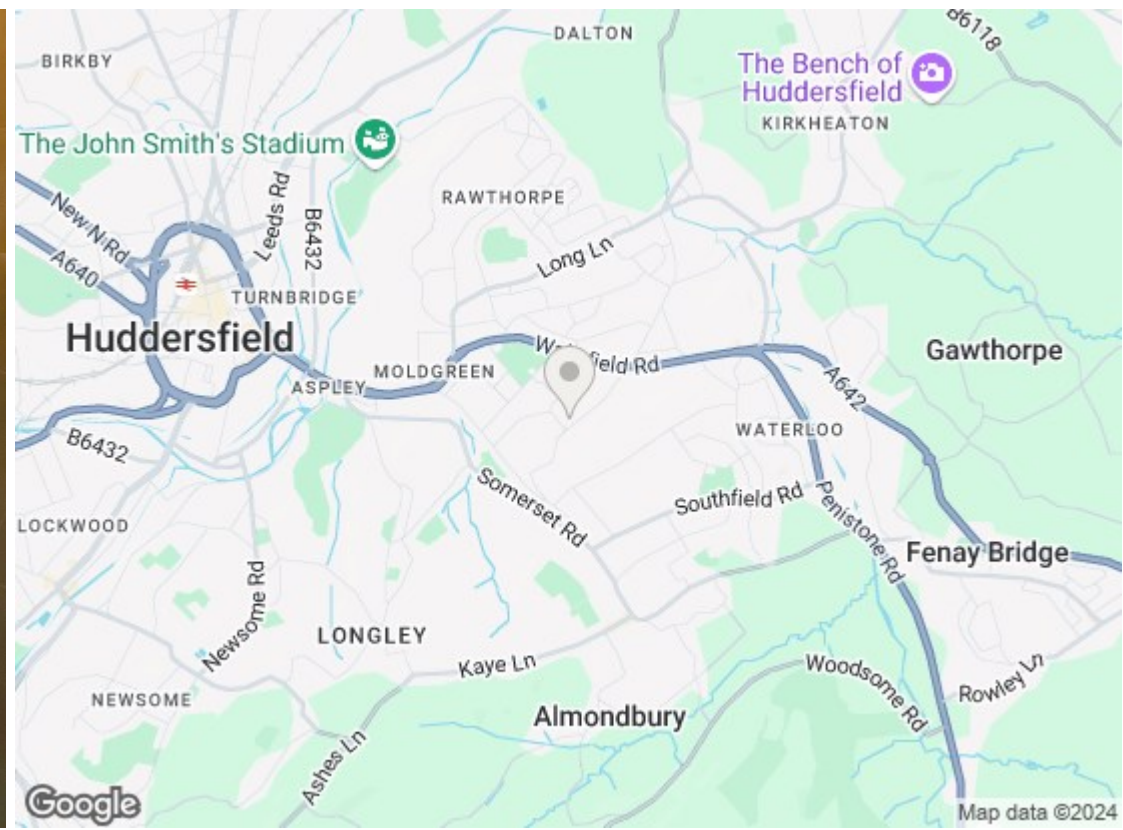
A

## 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.

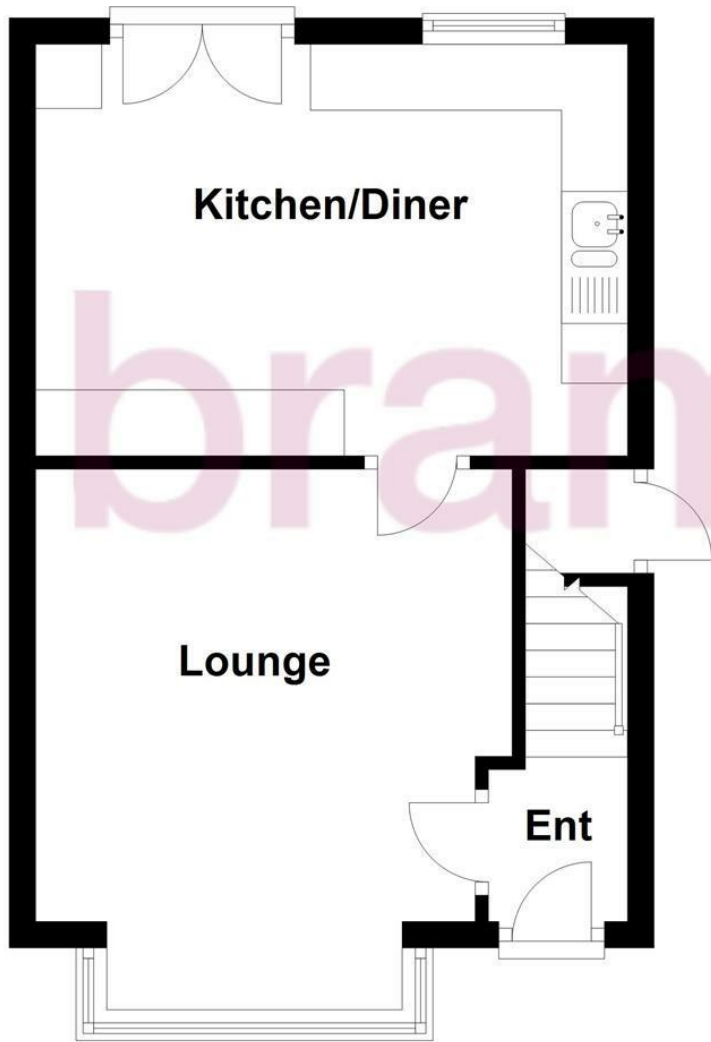
## ONLINE CONVEYANCING SERVICES:

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.

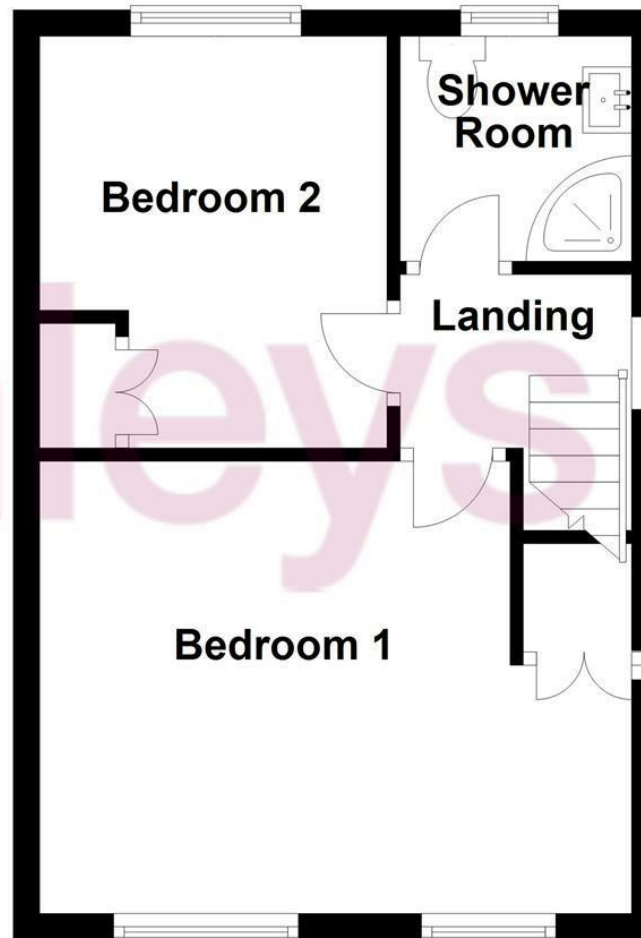





## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</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

