



1 Long Grove Avenue, Dalton, Huddersfield, HD5 9LQ  
£170,000

**bramleys**

This 3 bedroom, semi-detached property is situated in this popular residential area of Huddersfield which is approximately 1 mile from Huddersfield town centre.

Situated on a corner plot, the property is beautifully presented throughout and benefits from a modern fitted breakfast kitchen with granite work surfaces, uPVC double glazing and gas fired central heating.

Externally the property has off road parking and enclosed low maintenance gardens to 3 sides.

The property would make an ideal purchase for those with a young and growing family, or alternatively the first time buyer.

Energy Rating: D





## GROUND FLOOR:

Enter the property through a uPVC double glazed external door into:-

### Entrance Hall

With a tiled floor, central heating radiator and an access through to the dining kitchen.

### Breakfast Kitchen

16'6" x 8'6" (5.03m x 2.59m)

With a range of matching modern wall and base units with granite working surface and matching upstands. There are a range of integrated appliances including 4 ring gas hob with overhead extractor fan and light, split level double oven and grill, integral dishwasher, fridge and freezer. The kitchen also has plumbing for a washing machine, inset stainless steel sink with chrome mixer taps and granite drainer, uPVC double glazed window, central island with in-built cupboards and breakfast bar, LED ceiling spotlights, a central heating radiator and being open plan into the lounge. A door gives access to the built-in pantry cupboard.

### Lounge

14'0" x 10'8" (4.27m x 3.25m)

The tiled flooring extends from the breakfast kitchen into the living room which has a central heating radiator and semi-circular, uPVC double glazed bay window to the front.

## FIRST FLOOR:

### Landing

With a uPVC double glazed window and loft access via a retractable ladder which leads to the fully boarded loft which also has power/light.

### Bedroom 1

10'4" x 12'0" (3.15m x 3.66m)

Situated to the front of the property, having full width fitted wardrobes with part sliding mirrored doors, central heating radiator and a uPVC double glazed window.

### Bedroom 2

10'2" x 10'0" (3.10m x 3.05m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Bedroom 3

8'1" x 6'0" inc bulk-head (2.46m x 1.83m inc bulk-head)

With a central heating radiator and uPVC double glazed window.

### Bathroom

Being fully tiled to both the walls and floor. The bathroom is furnished with a 3 piece white suite incorporating concealed flush WC, vanity wash basin with chrome waterfall mixer tap and panelled bath with overhead rainwater shower and shower screen. There is a chrome ladder style radiator, uPVC double glazed window and sunken low voltage lighting.

## OUTSIDE:

To the side there is a tarmac driveway which is accessed via timber gates. To the front there is a flagged garden with adjacent Astro turf section and summer house. To the rear there is a block built store with roller shutter door. There is also exterior lighting and water tap.

## 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. Continue along the main road passing through the next 2 sets of lights. At the third set of lights turn left into Broad Lane, follow this road for approximately 1/4 of a mile turning left into Long Field Avenue and the property will be found on the right hand side.

## TENURE:

Leasehold - Term: 999 years from 1 July 1929 / Rent : £2.10s.0d

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:

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.

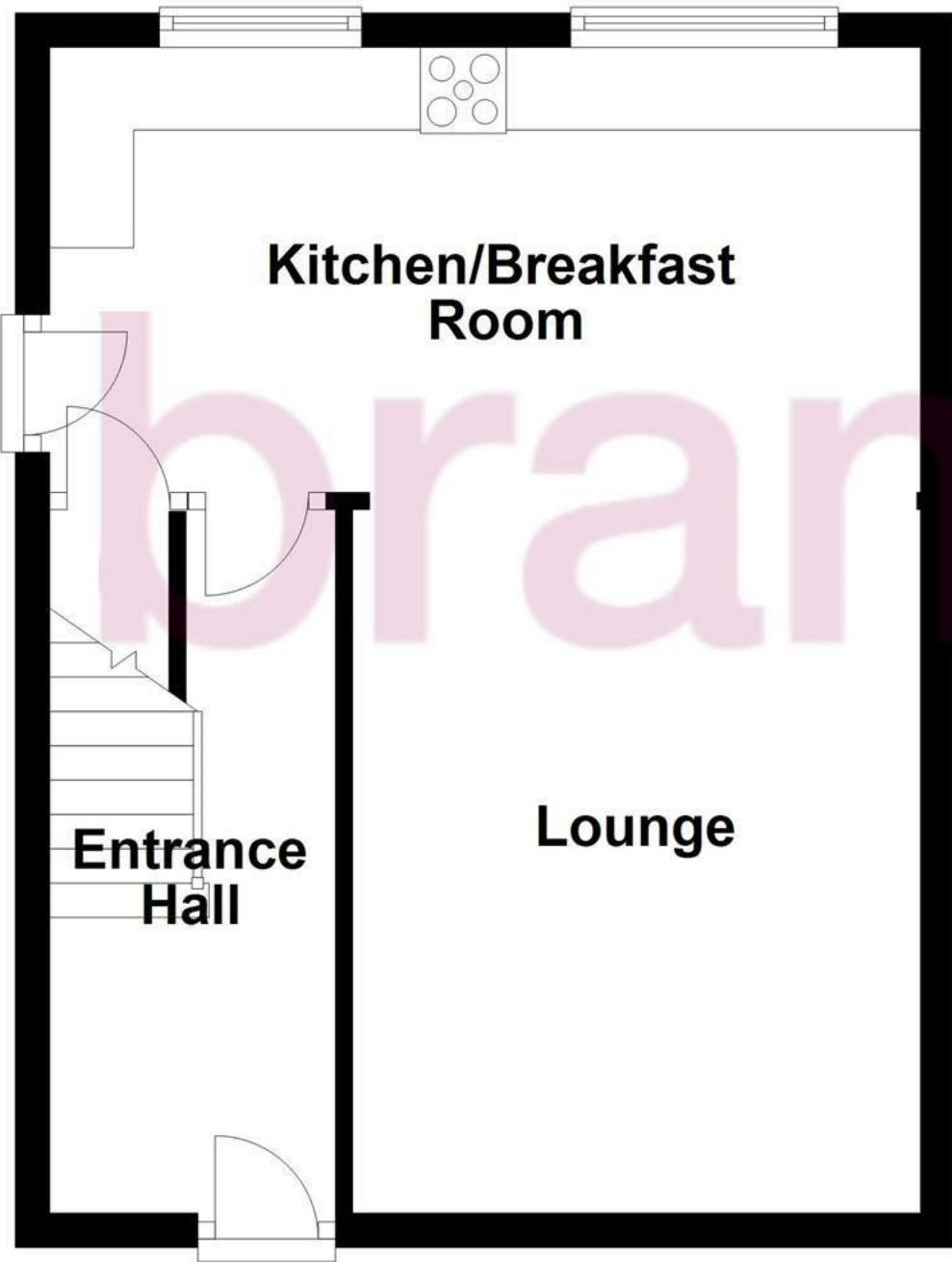
## ONLINE CONVEYANCING SERVICES:

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.

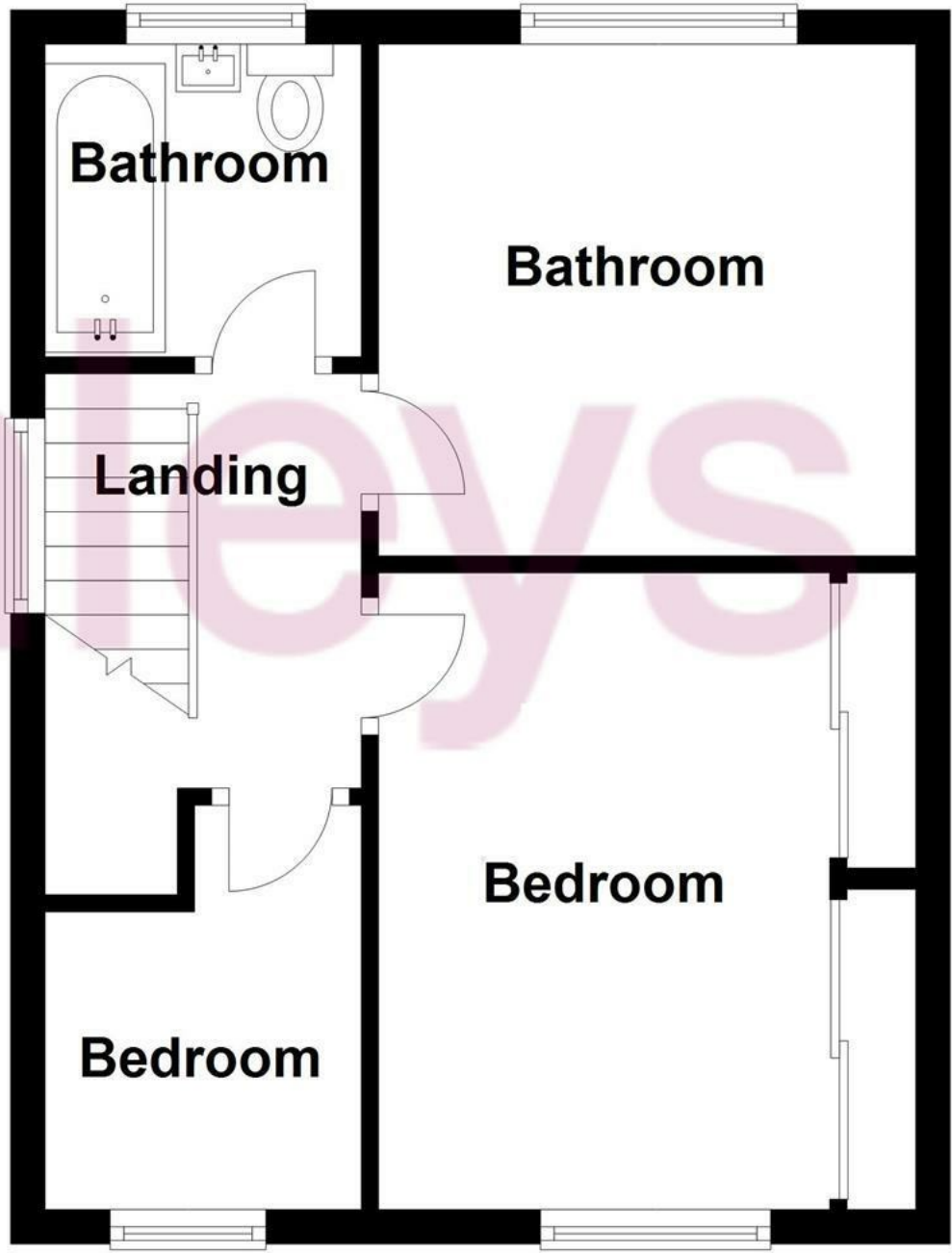


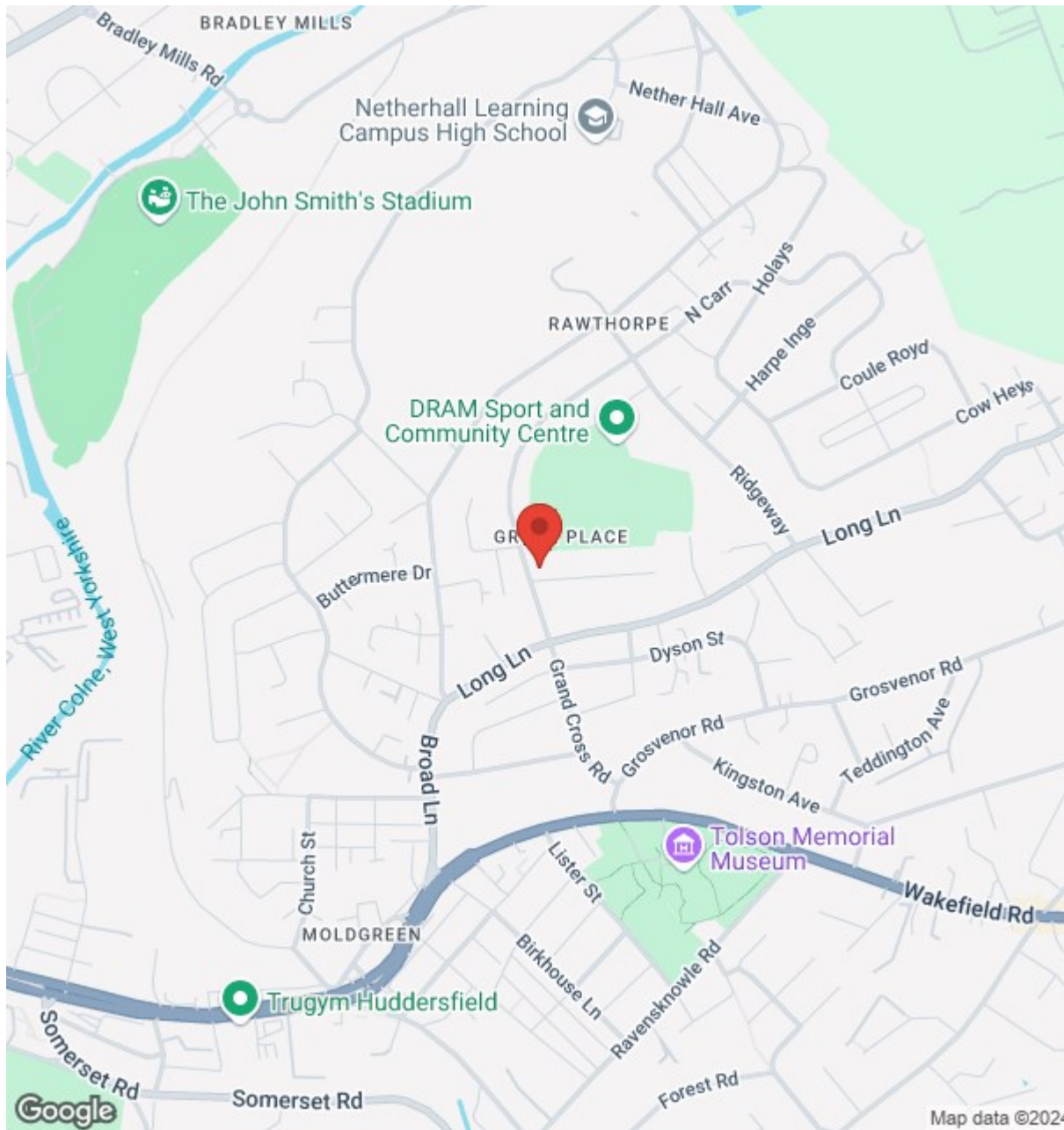


# Ground Floor



# First Floor





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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	