



60 Greenhead Lane, Dalton, Huddersfield, HD5 8EB

£220,000

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This beautifully presented mid terrace property has been renovated and refurbished to a high standard with quality fixtures and fittings, including features such as ceiling covings, panelling and shutters to the bay window. Externally there is a secure gated driveway providing off road parking and low maintenance landscaped garden to rear with gazebo. Conveniently situated for amenities, schools, public transport and accessible for both M1 and M62 motorways. The property also provides sealed unit double glazing, gas fired central heating and accommodation comprising: entrance hall, fitted dining kitchen with integrated appliances and French doors to garden, lower ground floor cellar/coal store, first floor landing, 2 double bedrooms, study and bathroom, together with a further attic bedroom to the second floor (accessed via a staircase from the study).

Energy Rating: C



GROUND FLOOR:

Entrance Hall

A timber and glazed entrance door gives access to a welcoming entrance hall which has a spindle balustrade staircase, feature panelling to the walls, fitted cloaks cupboard, wood effect laminate flooring and a central heating radiator.

Lounge

15'1" max x 11'2" inc bay (4.60m max x 3.40m inc bay)

This cosy lounge has ceiling coving, a ceiling rose, a fireplace surround with gas fire (approx. 12 months old), wood effect laminate flooring, a central heating radiator and large sealed unit double glazed bay window with modern fitted shutters.

Dining Kitchen

17'2" x 13'8" (5.23m x 4.17m)

A lovely dining kitchen with ample space for dining table and chairs and having French doors to the rear garden, ideal for entertaining family and friends. The kitchen has a range of quality wall, base units and drawers with working surfaces over, integrated appliances include fridge, freezer, Bosch dishwasher, Neff microwave and oven, Neff electric hob, washing machine and dryer. There is a gas stove effect fire within the dining space, wood effect laminate flooring and a sealed unit double glazed window to the rear. The kitchen has a door under the stairs which accesses the cellar/coal store.

FIRST FLOOR:

Landing

The landing has oak doors to the bedrooms and bathroom.

Bedroom 1

13'2" x 8'0" exc wardrobes (4.01m x 2.44m exc wardrobes)

Having a range of modern floor to ceiling fitted wardrobes providing hanging space, built in shelving, drawers and mirror. Also having a central heating radiator and a sealed unit double glazed window.

Bedroom 2

13'2" x 8'9" exc wardrobes (4.01m x 2.67m exc wardrobes)

Another comfortable double room, situated to the rear of the property and fitted with wardrobes to one wall with sliding door fronts and space for a dressing table. Also having a central heating radiator and a sealed unit double glazed window.



Bathroom

Furnished with a 4 piece suite comprising bath, separate shower enclosure, hand wash basin and low flush WC. There are tiled walls, a panelled ceiling, chrome ladder style radiator and a sealed unit double glazed window.

Study

9'8" x 6'7" (2.95m x 2.01m)

This room was originally the 3rd box room and now makes a useful study with staircase leading to the converted attic bedroom. The central heating boiler is housed within a wall mounted cupboard and there is a sealed unit double glazed window.

SECOND FLOOR:

Attic Bedroom

16'8" x 16'0" (5.08m x 4.88m)

A good size double room with a central heating radiator, hanging space, 2 sky light windows (one being a fire escape). This space would be ideal for a teenager requiring their own space or for guests staying over.

OUTSIDE:

To the front is a composite folding gate which gives added security and accesses the block paved driveway. The rear garden offers a great low maintenance space, ideal for al-fresco dining and entertaining with gazebo, flagged patios, artificial grass and raised planters. There is a timber summerhouse and space for a hot tub. The garden has external power sockets, 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 and Moldgreen. At the traffic lights in Dalton take a right hand turn into Greenhead Lane where the property can be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

A

MORTGAGES:

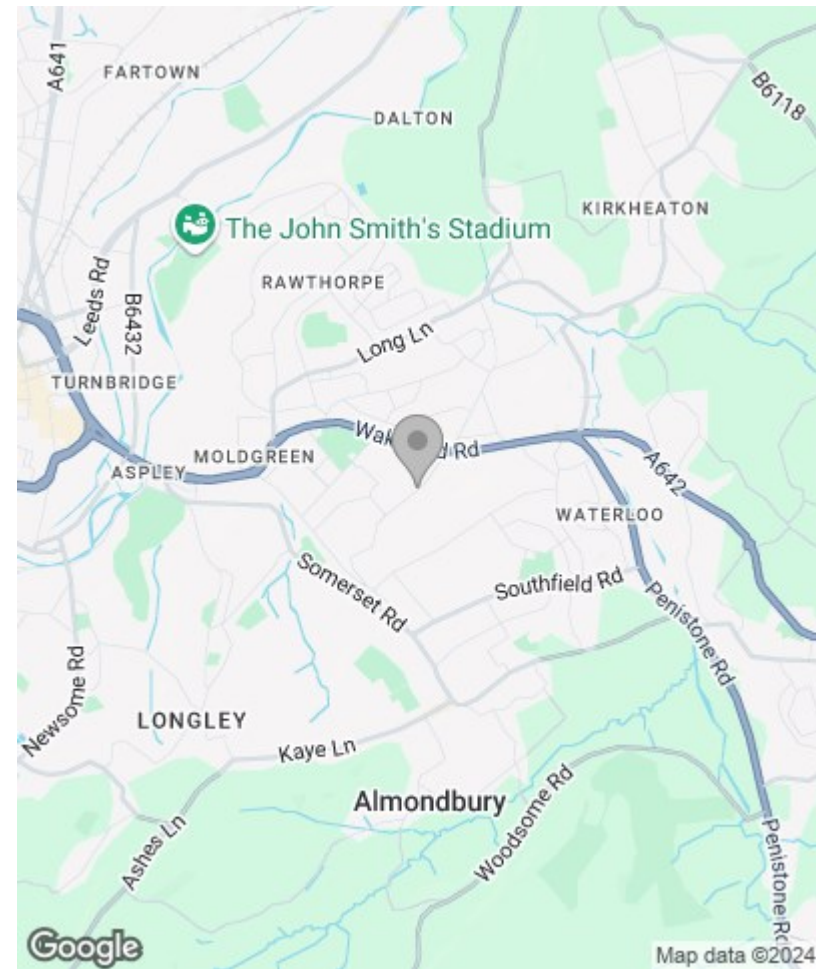
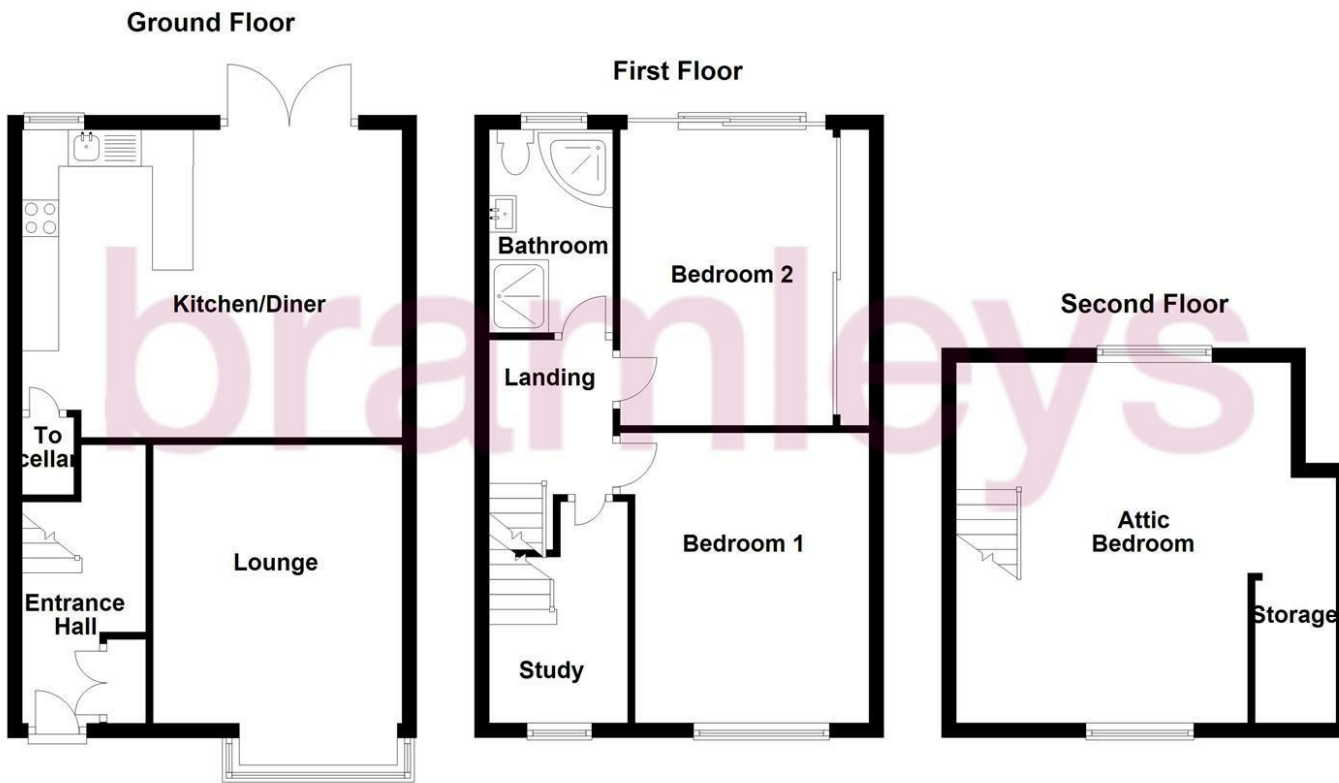
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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