



11 Brooklyn Avenue, Dalton, Huddersfield, HD5 9YF

£235,000

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This deceptively spacious 2 bedroom, semi-detached true bungalow is set on to a generous plot in this popular residential location. With an open aspect to the rear, the property provides 2 spacious, double bedrooms, 2 reception rooms, breakfast kitchen and shower room.

Externally there are low maintenance gardens to both front and rear, as well as vehicular access to the rear, which gives access to a larger than average single garage and ample additional parking.

Situated in Dalton, the property has convenient access to local amenities in Dalton, Waterloo and Moldgreen. As well as being only a short drive from Huddersfield town centre.

Energy Rating: D



GROUND FLOOR:

Enter the property through a wood grain effect double glazed entrance door which gives access to the entrance hall.

Entrance Hall

With a central heating radiator, dado rail decor and ceiling coving.

Lounge

18'8" max x 12'0" (5.69m max x 3.66m)

Situated to the front of the property, this most spacious lounge has 2 separate uPVC double glazed windows (one of which is a bay), 2 central heating radiators, gas and coal effect living flame fire set onto a Cornish slate hearth with stone fire surround and timber mantle above. There are also 2 wall light points.

Dining Room

12'10" max x 12'0" (3.91m max x 3.66m)

Situated to the rear of the property and having an open aspect. There is a uPVC double glazed window, central heating radiator, gas and coal effect living flame fire and built-in storage cupboards.

Kitchen

12'10" x 6'4" (3.91m x 1.93m)

With a range of matching oak fronted wall and base units, laminated work surfaces and concealed lighting to the wall units. There are part tiled walls, electric cooker point with overhead extractor fan and light, 1.5 bowl stainless steel sink unit with mixer taps and side drainer, plumbing for a washing machine, central heating radiator and a uPVC double glazed rear access door.

Master Bedroom

12'3" x 11'1" (3.73m x 3.38m)

Situated to the front of the property, there is a central heating radiator, uPVC double glazed window, built-in wardrobes with hanging and shelving facilities, together with overhead bedhead storage cupboards.

Bedroom 2

12'8" x 9'0" (3.86m x 2.74m)

Peacefully situated to the rear of the property, having a central heating radiator, uPVC double glazed window and a range of fitted furniture including 4 door wardrobes which provide hanging and shelving facilities, overhead storage cupboards, a central heating radiator and bedhead wall light point.

Shower Room

Being fully tiled to the walls and furnished with a 3 piece suite comprising of a low flush

toilet, pedestal wash basin and fully tiled shower cubicle. There is a central heating radiator and uPVC double glazed window.

OUTSIDE:

To the front of the property there are low maintenance gardens, a pathway leads to the side of the property, where there is an external storage cupboard. To the rear there is a raised decked area, outside water tap and security lighting, spacious flagged rear gardens with timber built double doors which provide access and parking for 3/4 vehicles. In addition there is a detached single garage.

Garage

23'5" x 10'6" (7.14m x 3.20m)

A larger than average single garage which has an automated up and over door, power/light points and side access door which leads directly into the rear gardens.



Please note: There is a lease agreement with Kirklees for the rights of access to the rear of the property's garden/garage. The charge for 2024/2025 was £41.99.

Garden Shed

13'6" x 9'5" (4.11m x 2.87m)

A most spacious garden store has power and light points, as well as a water supply.

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 turn left into Dalton Green Lane and then right into Brooklyn Avenue where the property can be found after a short distance on the left hand side.

TENURE:

Leasehold - Term: 999 years from 29/9/1926 / Rent: £5

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

C

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:

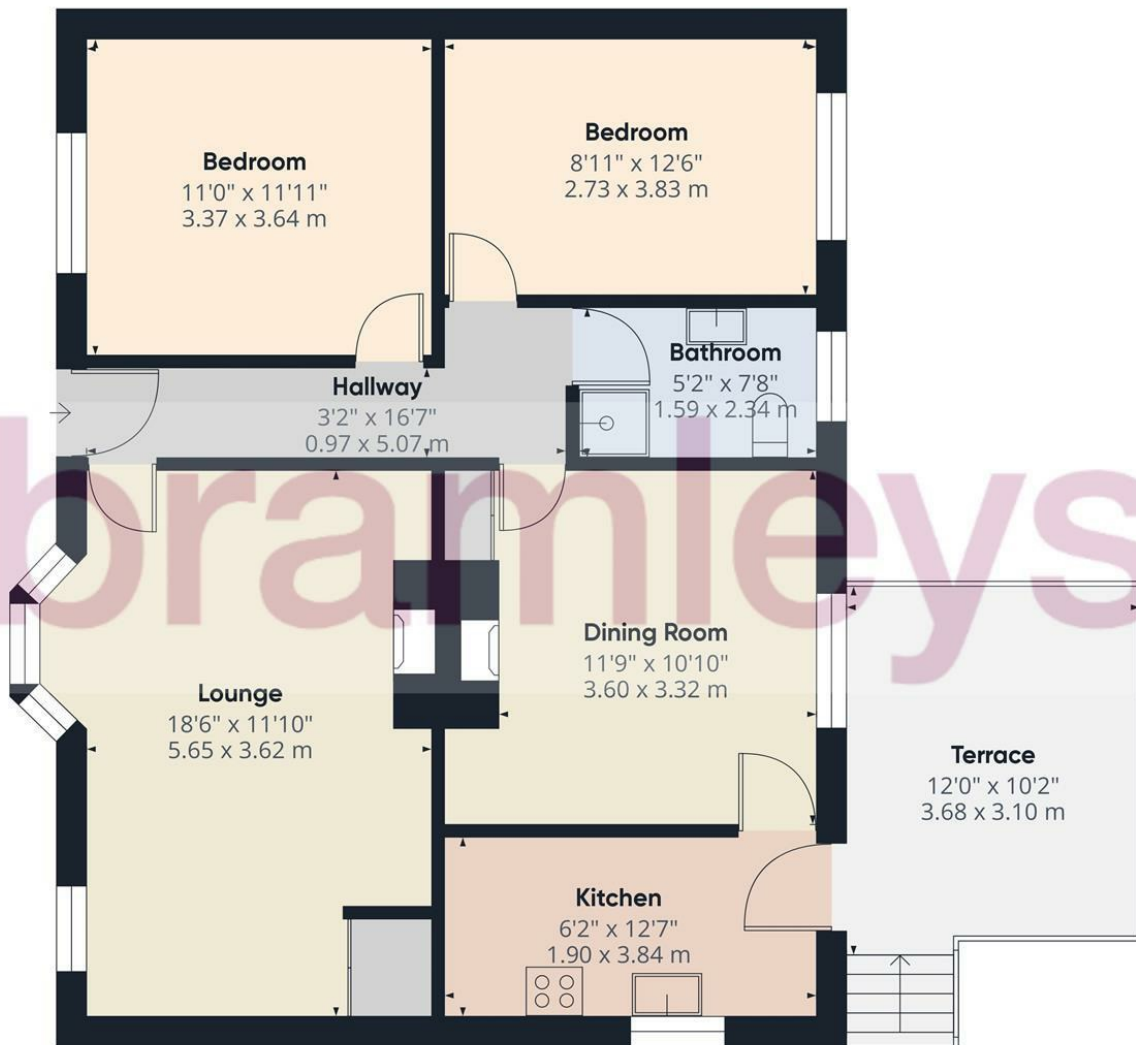
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.







Approximate total area[®]

804.5 ft²
74.74 m²

Balconies and terraces

135.3 ft²
12.57 m²

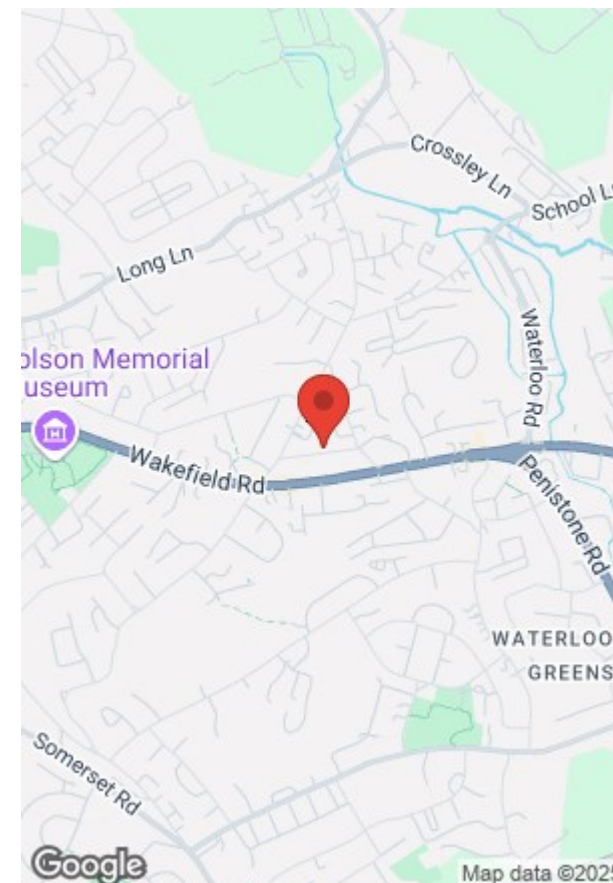
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		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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