



31 Windsor Drive, Dalton, Huddersfield, HD5 9UT

£165,000

bramleys





This 2 double bedroom semi-detached family home has been well maintained although would benefit from some modernisation. Offering immaculately presented accommodation including a new bathroom, ready for the new owner to move straight in and put their own stamp on the property to their own taste and style. The property benefits from a modern shower room, uPVC double glazing, gas fired central heating and accommodation comprising: entrance hall, kitchen, spacious lounge diner, 2 bedrooms and shower room with well maintained gardens to front and rear. Conveniently located for amenities, including shops, schools, and transport options. The property also benefits from on street parking to front.

Energy Rating: D





## GROUND FLOOR:

Enter the property via a uPVC entrance door into:-

### Entrance Hall

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

### Lounge Diner

19'6 x 11'3 (5.94m x 3.43m)

The reception room has a fireplace surround with gas fire, 2 central heating radiators and 2 dual aspect uPVC double glazed windows to front and rear elevations.

### Kitchen

10'11 x 7'4 (3.33m x 2.24m)

Having a range of wall and base units with working surfaces over, stainless steel sink unit, built-in pantry, electric cooking point, space for a fridge and a central heating radiator. The kitchen has a uPVC double glazed window and side external door.

## FIRST FLOOR:

### Landing

The landing gives access to the loft which is boarded and insulated and there is a uPVC double glazed window.

### Bedroom 1

14'2 x 9'4 (4.32m x 2.84m)

This double room has a central heating radiator, a uPVC double glazed window to the front elevation and a built-in cupboard which houses the central heating boiler.

### Bedroom 2

11'3 x 9'11 (3.43m x 3.02m)

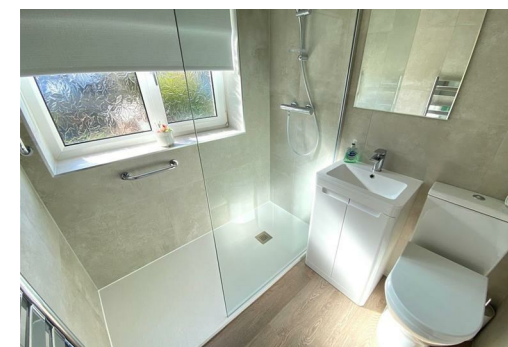
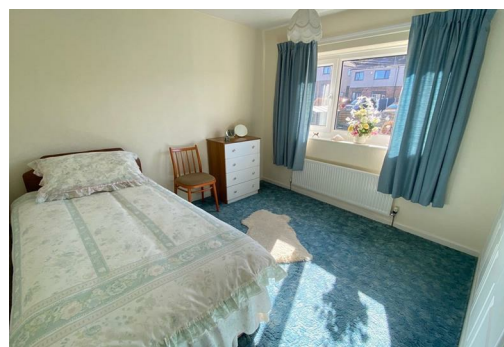
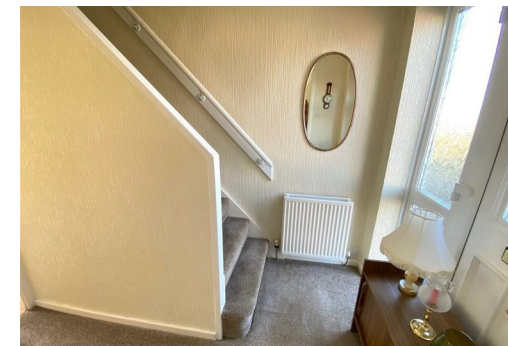
Being situated to the rear and having a central heating radiator, fitted wardrobes to one wall and a uPVC double glazed window.

### Shower Room

A modern suite comprising tiled walls, walk-in shower, WC, wash hand basin, chrome ladder style radiator and a uPVC double glazed window.

## OUTSIDE:

There are well maintained front and rear lawned gardens with planted borders. On street parking to front.



**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 right into Edgeware Road and continue straight ahead and take a left hand turning onto Windsor Drive where the property can be found immediately on the right hand side.

**TENURE:**

Leasehold - Term: 999 years from November 1954 / Rent: £3.00  
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:**

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.

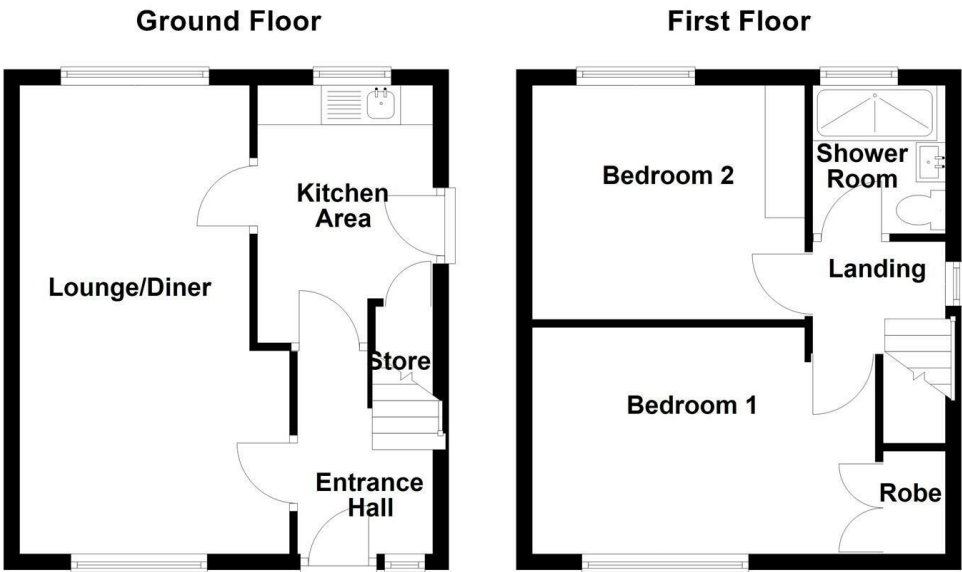
**ONLINE CONVEYANCING SERVICES:**

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.

**VIEWINGS:**

Please call our office to book a viewing:-

Huddersfield Properties: 01484 530361



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

