



**Dalton Green Lane, Dalton, Huddersfield HD5 9YE**

**welcome to**

**Dalton Green Lane, Dalton Huddersfield**

NO ONWARD CHAIN > Well presented and move in ready two bed, two reception true bungalow with superb sized under house cellar space, sun room, driveway, and garage. Spacious rear garden and front courtyard. Situated in a centre location for amenities and transport links.



### **Entrance**

Front door leading to a carpeted hallway warmed by a central heating radiator.

### **Lounge**

13' x 12' 11" ( 3.96m x 3.94m )

Spacious reception room with carpeted flooring and warmed by a gas fire plus a central heating radiator, Double glazed bay window overlooks the front.

### **Kitchen Diner**

18' 9" x 12' ( 5.71m x 3.66m )

Superbly spacious kitchen diner. The kitchen has a range of fitted base and wall units with contemporary work surfaces. Integrated electric oven, grill and hob with extractor over. Integrated fridge freezer. Space for washing machine. Sink unit with drainer and swan neck tap. With laminate flooring. The dining area has space for dining table and chairs and carpeted flooring. Two double glazed windows overlook the side, double glazed window to the front and sliding doors to conservatory.

### **Sun Room**

8' 6" x 9' 7" ( 2.59m x 2.92m )

Good sized room with carpeted flooring. Double glazed windows to both sides and the rear. Door leading to the rear garden.

### **Bedroom One**

12' 11" x 13' ( 3.94m x 3.96m )

Spacious double bedroom with fitted wardrobes and overhead cupboards. Having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

### **Bedroom Two**

12' x 11' 11" ( 3.66m x 3.63m )

Second spacious double bedroom with fitted wardrobes. Having carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

### **Showerroom**

Walk in shower cubicle with disability set up. Low flush WC and wash hand basin with mixer tap. Having fully tiled walls and vinyl flooring, extractor, heated towel warmer/radiator, double glazed window with frosted glass to the rear.

### **Cellar**

Superb sized cellar area having power and light plus workshop area. Access via side door.

### **External**

To the front is a good sized garden with pebbled area and patio enclosed by fencing and shrubbery. Access to garage plus driveway parking.

To the rear is a really spacious, privately enclosed lawned garden with yew tree, planting beds and shed.



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welcome to

## Dalton Green Lane, Dalton Huddersfield

- Presented To A Move In Condition
- Situated On A Spacious Plot With A Super Sized Enclosed Rear Garden
- Centre Location For Amenities and Transport Links
- Driveway and Garage Parking
- Fairly New Kitchen and Full Wet Room

Tenure: Freehold EPC Rating: D

offers over

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF115908 - 0007

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