



Greenhead Lane, Dalton, Huddersfield HD5 8PP



welcome to

Greenhead Lane, Dalton Huddersfield

Ideal for families. With 3 double bedrooms, new kitchen/diner leading out to great sized garden. Driveway for multiple cars and single garage. Spacious lounge and round floor w/c.



Lounge

12' x 10' 3" (3.66m x 3.12m)

Good sized reception room decorated to a beautiful standard with carpeted flooring and warmed by an electric fire. Triple glazed window overlooks the front.

Kitchen

15' 10" x 12' 11" (4.83m x 3.94m)

Superb sized kitchen diner presented to a modern standard fitted with a range of black fronted base and wall units. Integrated electric oven and grill plus gas hob. With laminate flooring, two triple glazed windows to the rear plus patio doors to the garden.

Cloakroom

With low flush WC and wash hand basin. Window to the side and vinyl flooring.

First Floor

Bedroom One

10' 7" x 11' 7" (3.23m x 3.53m)

Spacious double bedroom with fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Triple glazed window to the front.

Bedroom Two

10' 3" x 10' 11" (3.12m x 3.33m)

Second double bedroom with fitted wardrobes, carpeted flooring and warmed by a central heating radiator. Triple glazed window to the rear.

Bathroom

5' 7" x 7' 4" (1.70m x 2.24m)

Bathroom suite comprising bath, low flush WC and wash hand basin. Triple glazed window overlooks the front.

External

Externally there is a good sized driveway to the front with side path leading down to a single garage.



view this property online williamhbrown.co.uk/Property/HDF116812



welcome to

Greenhead Lane, Dalton Huddersfield

- Superb Presentation Throughout
- New Kitchen/Diner With Plenty Of Storage
- Spacious Rear Garden
- Driveway For Multiple Vehicles

Tenure: Leasehold EPC Rating: Awaited

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF116812](https://www.williamhbrown.co.uk/Property/HDF116812)



Property Ref:
HDF116812 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire,
HD1 1NN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)