



**Long Grove Avenue, Dalton, Huddersfield HD5 9LQ**



**welcome to**

**Long Grove Avenue, Dalton, Huddersfield**

Ideal home for growing families with large loft extension to create large master bedroom suite with fitted wardrobes. Having 3 beds, one bath, extended downstairs living space and open plan kitchen diner. Driveway and garage!



## **Ground Floor Entrance Porch**

5' 4" x 2' 11" ( 1.63m x 0.89m )

Carpeted flooring, radiator and door to hallway.

## **Hallway**

Carpeted flooring, double glazed window to the side, stairs to first floor.

## **Lounge**

Spacious reception room warmed by a gas fire with marble effect back and hearth plus a central heating radiator. The room has carpeted flooring and a double glazed window to the front.

## **Kitchen Diner**

9' 2" x 10' 3" ( 2.79m x 3.12m )

Good sized kitchen diner fitted with a range of base and wall units with contemporary work surfaces and tiled splashbacks. Integrated dishwasher. Space for electric oven and induction hob, fridge and freezer plus washing machine. There is an understairs storage cupboard plus door to the side. With ceiling spotlights, central heating radiator, laminate flooring to the kitchen area and carpeted flooring to the dining area. Opening to conservatory.

## **Conservatory**

12' x 9' 4" ( 3.66m x 2.84m )

Spacious reception room with carpeted flooring, central heating radiator and double glazed windows and doors to the garden.

## **First Floor Bedroom One**

12' 1" x 8' 9" ( 3.68m x 2.67m )

Spacious double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the rear.

## **Bedroom Two**

9' 7" x 13' 1" ( 2.92m x 3.99m )

Spacious double bedroom with fitted wardrobe, carpeted flooring and warmed by a central heating radiator. Double glazed window overlooks the front.

## **Office**

10' 2" x 5' 7" ( 3.10m x 1.70m )

Good sized room with carpeted flooring and warmed by a central heating radiator. Double glazed window to the front. Stairs to second floor.

## **Bathroom**

7' 4" x 8' 5" ( 2.24m x 2.57m )

Bathroom suite comprising bath plus separate corner shower cubicle, low flush WC and wash hand basin. With laminate flooring, part tiled walls, ceiling spotlights, central heating radiator and window to the rear.

## **Second Floor Bedroom Three**

17' x 12' ( 5.18m x 3.66m )

Superbly spacious double bedroom with fitted wardrobes, eaves storage and carpeted flooring. Central heating radiators and two Velux windows.

## **External**

Externally to the rear is an amazing sized rear garden with decked seating area at the top leading down to expansive turfed are with rockery and space for shed at the bottom.



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## Long Grove Avenue, Dalton, Huddersfield

- 3 DOUBLE bedrooms plus office.
- Drive and Garage
- Expansive and private rear garden
- Family friendly yet quiet location.

Tenure: Freehold EPC Rating: D

offers in the region of

**£210,000**



Please note the marker reflects the postcode not the actual property

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