



**Ridgeway, Dalton, Huddersfield HD5 9QJ**



**welcome to**

**Ridgeway, Dalton, Huddersfield**

A well-presented family home located in highly sought-after Dalton, on a generous plot with a main bus route nearby, as well as local shops, schools and amenities. With two reception rooms, a garage and off-road parking, making this the ideal new home for the growing family.



### **Entrance Hall**

Entrance hall with tile flooring.

### **Lounge**

13' 8" plus stairs into recess x 10' 11" plus bay ( 4.17m plus stairs into recess x 3.33m plus bay )

Good sized lounge which has been extended, with carpeted flooring. Warmed by a central heating radiator. With a double glazed bay window to the front.

### **Kitchen**

8' 6" x 13' 1" ( 2.59m x 3.99m )

Good sized kitchen which is fitted with a range of base and wall units with laminate worktops. Fitted with an integral electric oven and gas hob. With space for a fridge/freezer. Tile flooring, warmed by a central heating radiator. With a double glazed window to the rear.

### **Dining Room**

12' 1" into recess x 12' 10" ( 3.68m into recess x 3.91m )

Spacious dining room with wood flooring, warmed by a central heating radiator and a gas fire. With a sliding door to the rear.

### **Reception Three**

Third reception room with carpeted flooring, warmed by a central heating radiator. With a double glazed window and sliding door to the rear,

### **Downstairs Wc**

Downstairs Wc with space for washing machine and tumble dryer. Fitted with a low flush WC and wash hand basin and laminate worktops. Warmed by a central heating radiator, and a double glazed window to the rear.

### **First Floor Landing**

Carpeted landing with two double glazed windows to the side. Warmed by a central heating radiator. Lots of storage into an integrated cupboard, plus access to the loft via loft hatch which is partially boarded with a pull down ladder.

### **Bedroom One**

12' 11" x 9' 10" plus wardrobes ( 3.94m x 3.00m plus wardrobes )

Spacious double bedroom with carpeted flooring, warmed by a central heating radiator. With lots of storage into integrated wardrobes. A double glazed window to the rear.

### **Bedroom Two**

9' 11" x 10' 11" ( 3.02m x 3.33m )

Good sized bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the front.

### **Bedroom Three**

10' into door x 8' 8" ( 3.05m into door x 2.64m )

Good sized bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the rear.

### **Bathroom**

Family bathroom fitted with a shower over bath, low flush WC and wash hand basin. With a heated towel rail, tile flooring and a double glazed window to the rear.

### **External**

Large driveway

Garage which is fitted with power, and single glazed window to the side. With an up and over door.

Patio seating area.



***view this property online*** [williamhbrown.co.uk/Property/HDF117277](http://williamhbrown.co.uk/Property/HDF117277)



**welcome to**

## **Ridgeway, Dalton, Huddersfield**

- Well-presented family home
- Highly sought-after location
- Ample off-road parking
- Two reception rooms plus office space
- Schools close-by
- On a main bus route

Tenure: Freehold EPC Rating: D

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDF117277](http://williamhbrown.co.uk/Property/HDF117277)



Property Ref:  
HDF117277 - 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](mailto:huddersfield@williamhbrown.co.uk)



8 Westgate, HUDDERSFIELD, West Yorkshire,  
HD1 1NN



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**