



22 Daleside, Greetland, HX4 8QD
Asking Price £280,000

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Situated in the popular village of Greetland, is this delightful semi-detached property which offers a perfect blend of comfort and convenience. Offering good sized living accommodation, the property features three well proportioned bedrooms, making it an ideal family home. The spacious reception room provides a welcoming atmosphere, perfect for both relaxation and entertaining.

The modern fitted dining kitchen is a standout feature, equipped with contemporary appliances and ample storage. The bathroom has also been tastefully updated, providing a stylish and functional space for daily routines.

Situated in a peaceful cul-de-sac, this property benefits from off-road parking via a side driveway and garage, which adds to the convenience of everyday living. The location is highly sought after, with a variety of local amenities just a stone's throw away, including shops, schools, and parks, making it an excellent choice for families.

This property presents a wonderful opportunity for those seeking a comfortable and modern living space in a popular area. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely home your own.



GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

With a central heating radiator and door into the lounge.

Lounge

14'9" x 12'4" (4.50m x 3.76m)

Situated to the front of the property, having a central heating radiator, ceiling coving and a uPVC double glazed bow window.

Breakfast Kitchen

15'2" x 9'6" (4.62m x 2.90m)

Peacefully situated to the rear of the property, having a range of high gloss wall and base units, granite work surface and a range of integrated appliances including a 4 ring electric hob with built-in oven and grill, fridge, freezer and dishwasher. There is also a 1.5 bowl stainless steel sink with granite drainer and mixer tap, central heating radiator, built-in understairs store cupboard and a uPVC double glazed window. An external door gives access to the rear of the property.

FIRST FLOOR:

Landing

With a uPVC double glazed window and loft access via a ceiling hatch with retractable ladder.

Bedroom 1

13'3" x 8'7" (4.04m x 2.62m)

Situated to the front of the property, with outstanding far reaching views. There is a central heating radiator and uPVC double glazed window.

Bedroom 2

11'10" x 8'7" (3.61m x 2.62m)

Peacefully situated to the rear of the property, having a uPVC double glazed window and central heating radiator.

Bedroom 3

7'10" x 6'5" (2.39m x 1.96m)

Having a uPVC double glazed window which provides far reaching views. There is also a central heating radiator.



Bathroom

Furnished with a 3 piece white suite comprising of a concealed flush WC, hand wash basin and a tiled panelled bath with overhead rainwater showerhead, additional hose attachment and shower screen. The vanity fittings are matt black, there part tiled walls, a uPVC double glazed window and a graphite central heating radiator.

OUTSIDE:

To the front of the property there are lawned gardens and a concrete side driveway which leads to the detached single garage. To the rear there are low maintenance gardens with decked terrace and seating area.

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 the centre of Elland travelling up Victoria Road bearing right on the bend into Jepson Lane which in turn becomes Long Wall. Continue to the junction and bear left onto Saddleworth Road and proceed down the hill to the traffic lights. Continue straight ahead at the lights into the continuation of Saddleworth Road and proceed for approximately 2 miles. Daleside can then be found as a turning to the right hand side. Proceed up the hill and the property will be found on the right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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:

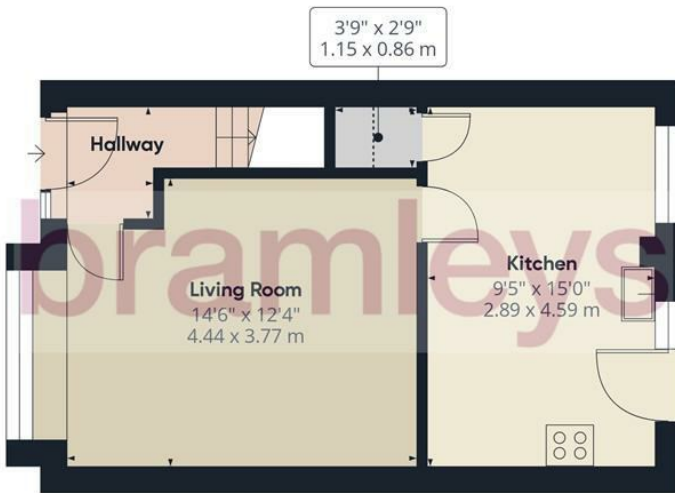
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

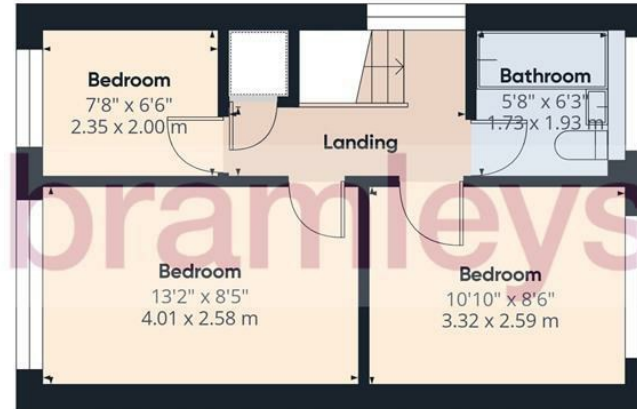
Please call our office to book a viewing on 01422 374811.



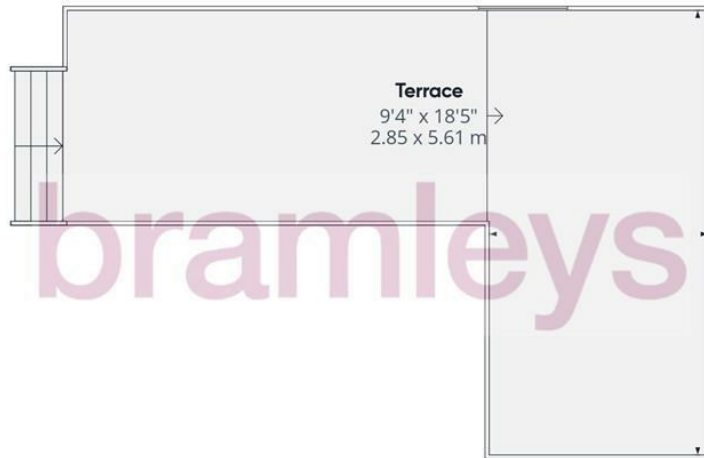




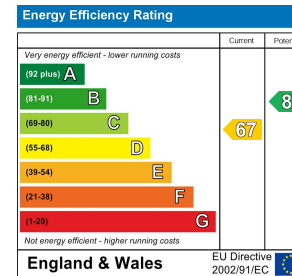
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

711.4 ft²
66.09 m²

Balconies and terraces

335.08 ft²
31.13 m²

Reduced headroom

4.23 ft²
0.39 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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

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