

martin-thornton.com
01484 508000



Holays, Dalton Huddersfield,

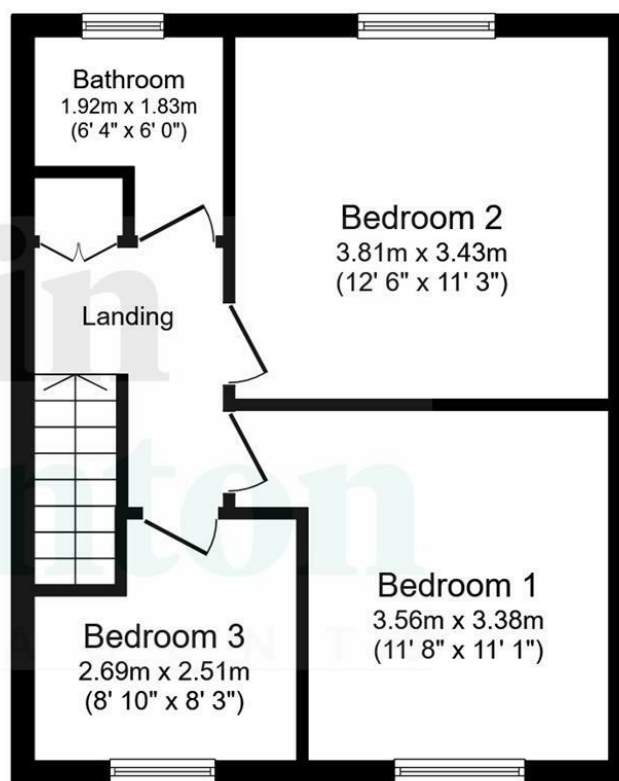
**Offers in the region of
£110,000**

This inner three-bedroomed town house in a block of four extends over the passageway, meaning the first floor offers larger accommodation than the ground floor. The house offers ideal family accommodation and the interior will require modernisation and potential redesigning but offers excellent potential. The accommodation comprises an entrance hallway, living room and a large open plan dining kitchen with access to the garden. On the first floor are three bedrooms and a bathroom. The property has a gas-fired central heating system and uPVC double glazing. Externally, there are front and rear gardens. The property is offered with the advantage of vacant possession.



Ground Floor

Floor area 38.6 m² (415 sq.ft.)



First Floor

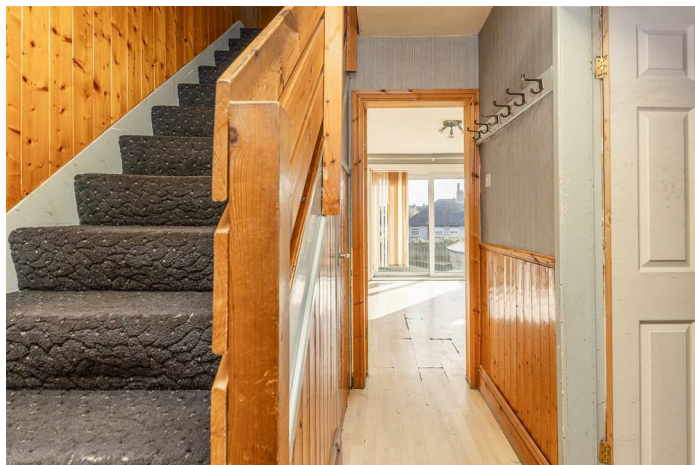
Floor area 38.6 m² (415 sq.ft.)

TOTAL: 77.2 m² (831 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Entrance Hallway



An external uPVC door with an opaque glazed panel gives access to the entrance hallway. There is a staircase with a storage cupboard beneath rising to the first floor accommodation, a radiator and a door leading to the living room.

Living Room



This reception room is positioned at the front of the property and has a tiled fire surround with a raised hearth. There is a uPVC window, oak style laminate flooring and a radiator.

Dining Kitchen



The large, open plan dining kitchen is positioned at the rear of the property. It is particularly light and bright with a uPVC window and sliding patio doors, enjoying south-easterly aspect. The kitchen area has wall cupboards, base units and a one-and-a-half bowl stainless steel sink. Integrated appliances include an oven and hob with a canopy style filter hood. There is plumbing for an automatic washing machine and space for freestanding appliances. The dining area could also be utilised as an everyday sitting area and dining space. We anticipate buyers will redesign and upgrade this room, which has great potential. There is also a radiator.

First Floor

From the hallway, a staircase rises to the first floor landing, extending over the passageway and creating a larger first floor accommodation than the ground floor. The landing has a useful storage cupboard.

Holays, Dalton Huddersfield,

Details



Bedroom One



This large double bedroom is positioned at the rear of the property with plenty of space for fitted or freestanding furniture. There is a uPVC window enjoying a south-easterly aspect and a radiator.

Bedroom Two



This double bedroom is positioned at the front of the property and has built-in storage cupboards, one of which houses the boiler for the gas-fired central heating system. There is a uPVC window and a radiator.

Bedroom Three

This single bedroom incorporates the bulkhead, over which useful storage could be built. There is a uPVC window and a radiator.

Bathroom



The bathroom has a three-piece suite comprising a panelled bath with a wall-mounted shower fitting over, a wash hand basin and a low-level WC. There is a uPVC window and an upright ladder style radiator.

External Details



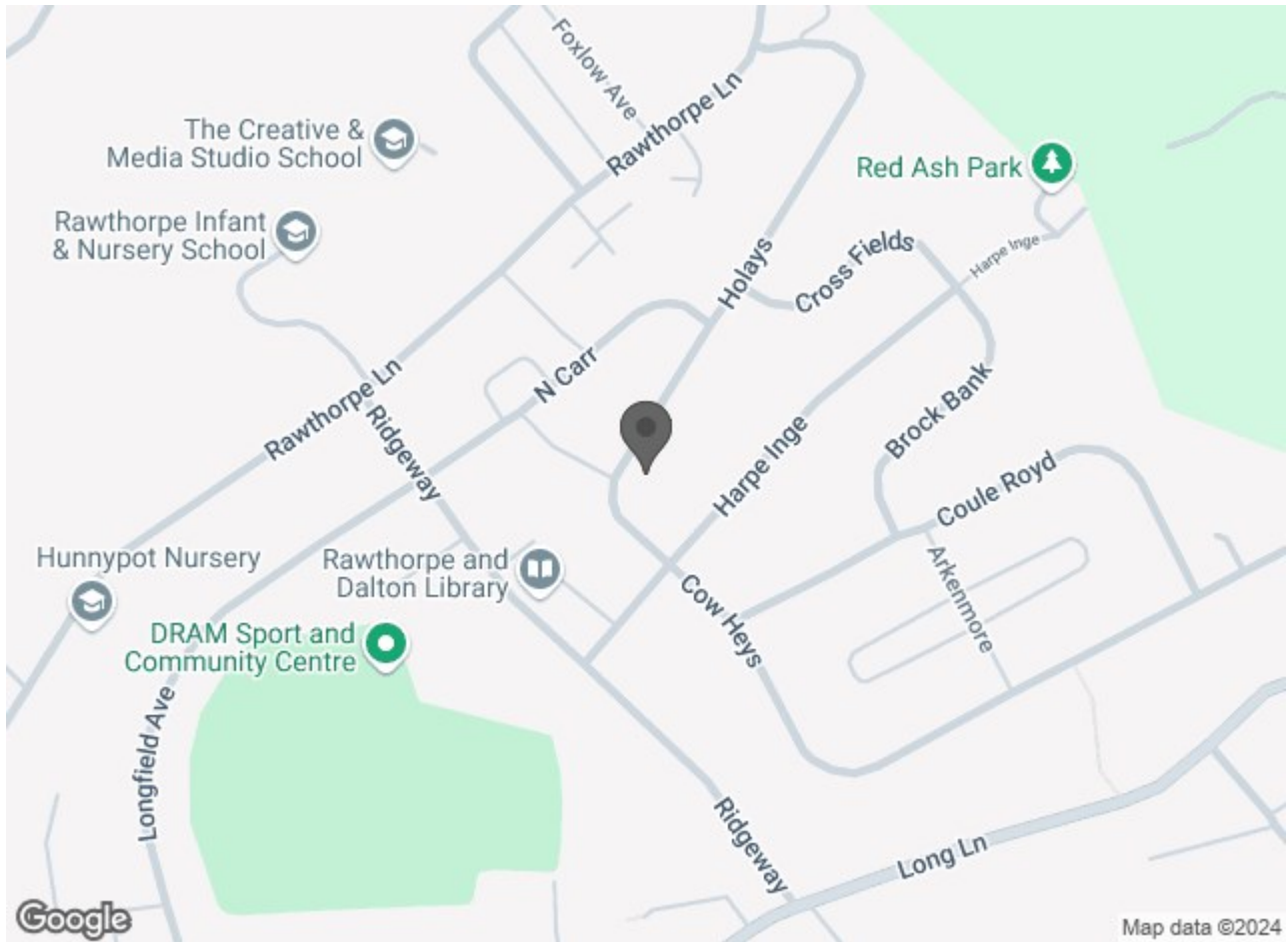
At the front of the property is a garden area with a wrought iron fence and hedging. The passageway gives access down the side and to the rear of the property, where there is a garden area with perimeter fencing. There is a prefabricated concrete panelled shed and we anticipate that buyers will redesign the garden to their requirements.

Tenure

We await further confirmation the property is freehold.
11/10/2024

Holays, Dalton Huddersfield,

Directions



Holays, Dalton Huddersfield,

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.