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## **Greenlea Court, Dalton Huddersfield,**

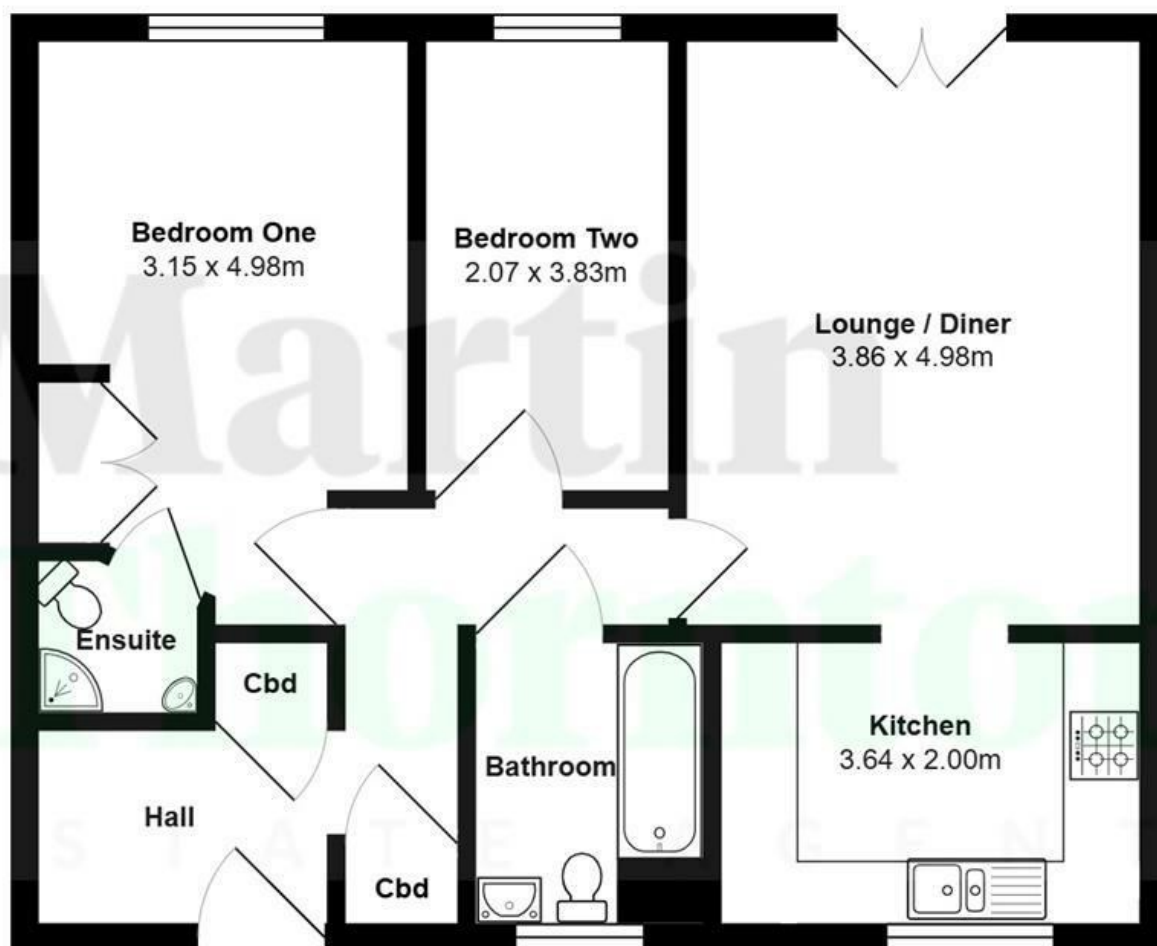
**£77,000**

BEING SOLD IN CONJUNCTION WITH YORKSHIRE HOUSING, this two-bedroom purpose-built apartment is positioned on the first floor and is handily placed for local amenities. The accommodation comprises a communal entrance hallway, apartment hallway, living room with French doors, kitchen, two bedrooms (one with en suite shower room) and a bathroom. The property has gas-fired central heating and uPVC double glazing. Externally, there are communal grounds, a play area, allocated parking and use of visitor parking. The apartment is offered for sale with the advantage of vacant possession.

\*\*\*THERE ARE CRITERIA WHICH INTRESTED PURCHASERS MUST MEET WHICH ARE SET OUT BY YORKSHIRE HOUSING SPEAK TO THE OFFICE FOR FURTHER INFORMATION\*\*\*

**Greenlea Court, Dalton  
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

# Greenlea Court, Dalton Huddersfield,

## Details

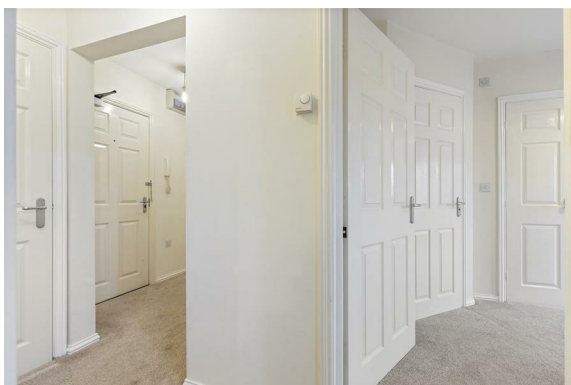


### Communal Entrance

An external entrance door gives access to the communal hallway with sensor lighting and steps up to the first floor where the apartment can be found. An external door then gives access to the property's hallway.

### Hallway

The good sized hallway has an entry phone system linked to the communal door. It can accommodate furniture and has a large storage cupboard, perfect for coats and shoes, etc. There is also a radiator. A door leads to the living room.



### Living Room

This good sized reception room has large uPVC glazed French doors with a Juliette balcony, making the room light and bright. There are two radiators and an archway leading to the kitchen.





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### Kitchen

The kitchen has wall cupboards, base units, working surfaces with brick style tiled splashbacks and a one-and-a-half bowl stainless steel sink. Integrated appliances comprise a four-ring gas hob with a fan oven beneath and a canopy style filter hood, a fridge and freezer. There is plumbing for an automatic washer and concealed is the boiler for the central heating system. The room has ceiling downlighting, a uPVC window and a radiator.



### Bedroom One

This double bedroom has a double wardrobe with shelving above, a uPVC window and a radiator. The room has space for further furniture and access to an en suite shower room.



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### En Suite Shower Room

The en suite has a corner shower cubicle with a tiled interior and a wall-mounted shower fitting. There is a hand basin with a tiled splashback and a low-level WC. There is downlighting, an extractor fan and a radiator.



### Bedroom Two

This good sized second bedroom has a uPVC window and a radiator.



### Bathroom

The bathroom has a white three-piece suite comprising a panelled bath, a wash hand basin with a tiled splashback and a low-level WC. There is an electric shaver point, an extractor fan, ceiling downlighting and a radiator. The room has an opaque uPVC window.

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### External Details

The property enjoys a cul-de-sac setting, an allocated parking space and use of a visitor parking space. There are communal grounds and a children's play area opposite.



### Tenure

The vendor informs us this property is Leasehold.

# Greenlea Court, Dalton Huddersfield,

Directions

