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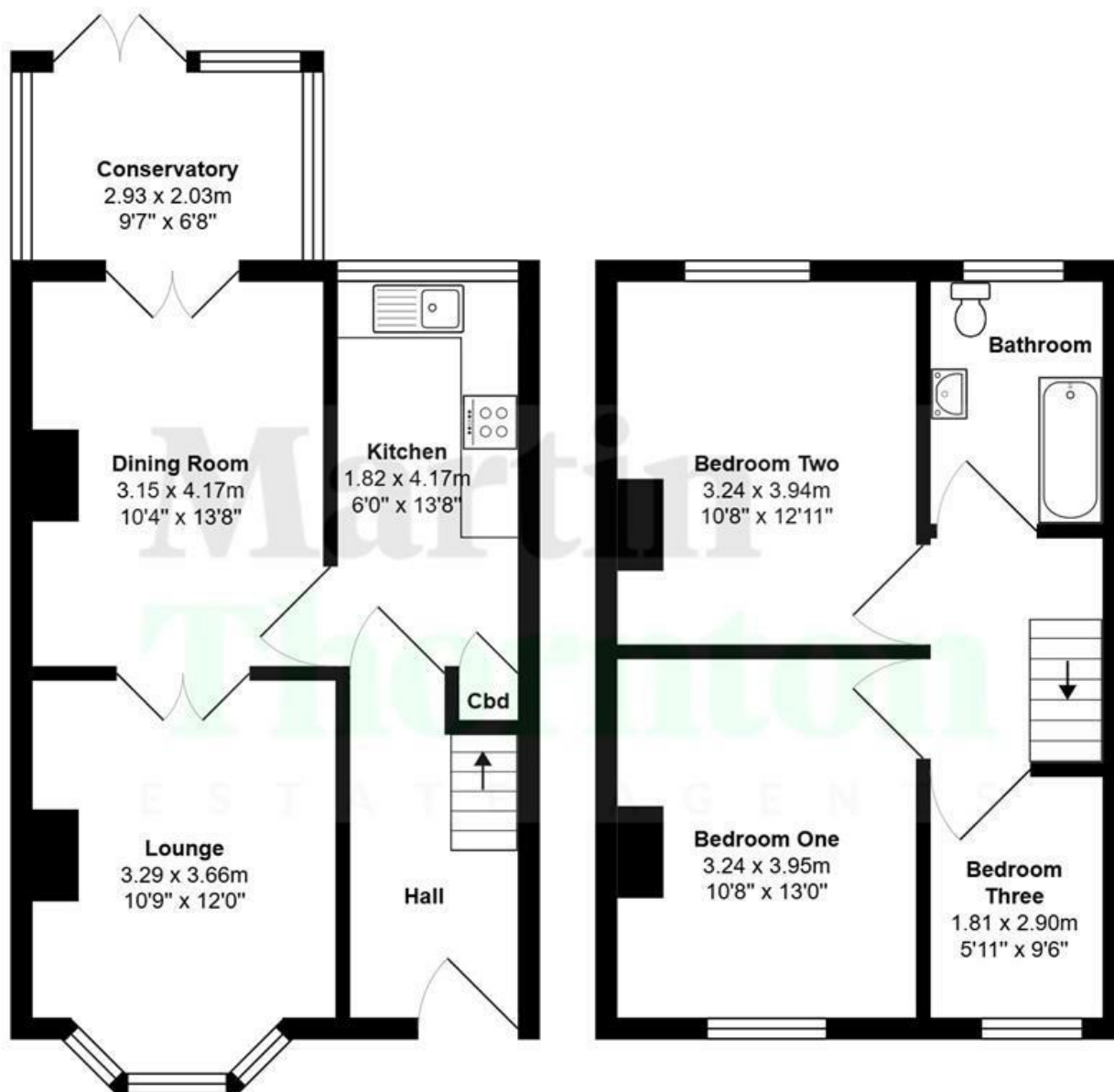
## Dalton Green Lane, Dalton Huddersfield,

**Offers in the region of  
£175,000**

This good-sized three-bedroom mid terraced house has an enclosed rear garden and two reception rooms. It is conveniently located in this highly accessible area, close to retail and leisure facilities including local shops, supermarket and BigBox Gym. The accommodation comprises a good-sized entrance hallway, kitchen with oven and hob, dining room with double doors, conservatory and living room with bay window (or possible ground floor bedroom). On the first floor, there is access to storage in the loft area, three bedrooms and a contemporary bathroom. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there is off-road side-by-side parking at the front of the property and, at the rear, an enclosed garden with timber decking and artificial grass.

**Dalton Green Lane, Dalton  
Huddersfield,**

**Floorplan**



All measurements are approximate and for display purposes only

# Dalton Green Lane, Dalton Huddersfield,

## Details



### Entrance Hallway

An external uPVC door gives access to the hallway, where a staircase rises to the first floor accommodation. The hallway is perfect for storing coats and shoes and has a radiator. A door leads to the kitchen.



### Kitchen

The kitchen has wall cupboards and base units with working surfaces, a stainless steel sink. Integrated appliances comprise a four-ring gas hob with an oven beneath and a canopy style filter hood, a fridge and a freezer. There is plumbing for an automatic washer, a rear uPVC window and a radiator.





# Dalton Green Lane, Dalton Huddersfield,

## Details



### Living/Dining Room

Positioned at the rear of the property, this multipurpose room is currently used as a formal living room. Buyers may decide to remove the dividing wall to the kitchen to create a large, full width, dining kitchen. There is coving to the ceiling, provision for a flat screen TV and a radiator. Double doors lead to the living room/ground floor bedroom.



### Conservatory

The conservatory is accessed via double doors from the living/dining room and has doors leading out into the rear garden.



# Dalton Green Lane, Dalton Huddersfield,

## Details



### Living Room/Ground Floor Bedroom

This large reception room is positioned at the front of the property and has a walk-in bay window incorporating uPVC glazing. It is currently used as a ground floor double bedroom. It has deep cornice coving, provision for a flat screen TV, plenty of space for furniture (as a living room or bedroom) and a radiator.



### First Floor Landing

From the hallway, the staircase rises to the first floor landing, where there is access to the loft area via a drop-down ladder.

### Bedroom One

This large double bedroom is positioned at the front of the property and has built-in clothes rails. It has a uPVC window, plenty of space for furniture and a radiator.



# Dalton Green Lane, Dalton Huddersfield,

## Details



### Bedroom Two

This double bedroom is positioned at the rear of the property and has plenty of space for furniture. It has a rear uPVC window and a radiator.



### Bedroom Three

This single bedroom is positioned at the front of the property and has useful storage over the staircase with hanging rails and shelving. Within this room is the boiler for the central heating system and a uPVC window.

### Bathroom

The good sized bathroom has a contemporary three-piece suite comprising a P-shaped bath with a Mira Sport independent shower over, a pedestal wash hand basin with a tiled splash-back and a low-level WC. There is a tiled floor, tiling around the bath, a rear uPVC window and an upright chrome ladder style radiator.



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## Details



### External Details

At the front of the property, there is off-road side-by-side parking. At the rear, the garden has perimeter fencing, a decked seating area adjoining the conservatory and an artificial grassed area. There is further timber decking to the side of the property and at the far end.



### Tenure

The vendor informs us that the property is freehold.

# Dalton Green Lane, Dalton Huddersfield,

Directions

