

martin-thornton.com
01484 508000



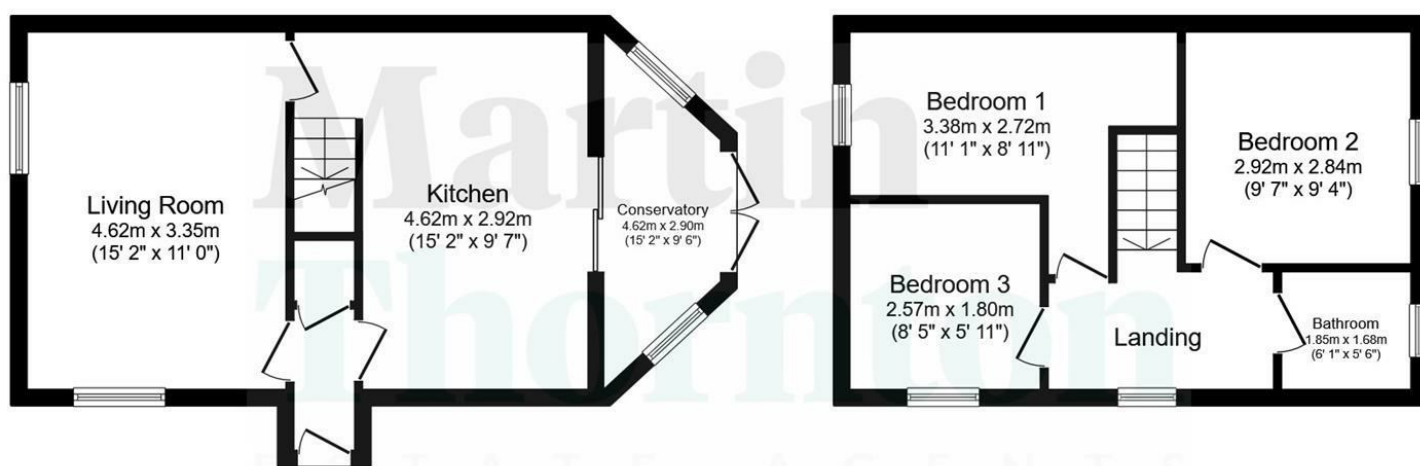
Buttermere Drive, Dalton Huddersfield,

Offers over £220,000

This three-bedroom family home is situated in the residential area of Dalton. The accommodation comprises an entrance hall, kitchen, conservatory and living room on the ground floor, with three bedrooms and a house bathroom on the first floor. The third bedroom is currently utilised as a work-from-home study. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a large garden area to the front, a side garden and a double driveway, providing off-road parking and access to the detached garage.

**Buttermere Drive, Dalton
Huddersfield,**

Floorplan



Total floor area: 73.6 sq.m. (792 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

Buttermere Drive, Dalton Huddersfield,

Details



Entrance Hall

A uPVC door with a double-glazed insert opens to the entrance hall, where there are hanging hooks for coats and a radiator. The hall has laminate style flooring, a useful under stairs storage cupboard and a ceiling light point. Access can be gained to the following rooms:

Kitchen

A timber door gives access to the kitchen, which has a range of modern wall and base cupboards, drawers, roll-edge worktops with matching upstands and a one-and-a-half bowl composite sink unit. Integrated appliances include a double oven, five-ring gas hob with a canopy style filter hood over and dishwasher. There is plumbing for an automatic washing machine, space for a freestanding dryer and fridge freezer. The room has vinyl flooring, a uPVC double-glazed window to the side elevation and a sliding uPVC double-glazed door providing access to the conservatory. There is an island unit with storage, banks of ceiling downlights and a ladder style radiator. This room is home to the Worcester central heating boiler. A staircase rises to the first floor landing.



Conservatory

A sliding patio door leads into the conservatory, which has uPVC double-glazed windows to three elevations. There is ceiling downlighting and a radiator. French doors provide access to the rear garden.



Buttermere Drive, Dalton Huddersfield,

Details



Living Room

This reception room has laminate style flooring, a dado rail and a ceiling light point. Natural light comes from the front and side elevations via uPVC double-glazed windows. There is a timber fire surround and a marble hearth, home to a gas fire. The room has wall light points and coving to the ceiling.



First Floor Landing

From the kitchen area, a staircase leads to the first floor landing, which has access to fully boarded loft space via a pull-down ladder. There is a ceiling light point, a radiator and a uPVC double-glazed window overlooks the front elevation.

Bedroom One

This double bedroom is positioned at the rear of the property and has a uPVC window to the side elevation. It has built-in wardrobes with hanging rails and shelving, a ceiling light point and a radiator.



Buttermere Drive, Dalton Huddersfield,

Details



Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC window to the side elevation. It has a useful storage cupboard with hanging rails over the bulkhead, a ceiling light point and a radiator.



House Bathroom

The bathroom has a modern white suite comprising a corner shower cubicle with a sliding door, home to a waterfall style shower, a vanity wash hand basin with storage below and a low-level WC with a concealed cistern. The floor is tiled with contrasting tiling to the walls and a uPVC window overlooks the side elevation. There is ceiling downlighting, an extractor fan, a wall-mounted LED mirror with demister and a chrome ladder style heated towel rail.



Buttermere Drive, Dalton Huddersfield,

Details



Bedroom Three

This room is currently utilised as a work-from-home study and has a uPVC window to the front elevation. There is a ceiling light point and a radiator.



External Details

At the front of the property, there is a large garden with a timber access gate and a flagged pathway leading up to the front door. It has a patio seating area, perfect for outdoor entertaining, with mature shrubbery borders. On the left-hand side, there is a lawn with mature shrubbery borders. At the side of the property, there is a double driveway, providing off-road parking and access to the detached garage. There are outdoor wall light points, a water point and power points.



Detached Garage

The garage has an up-and-over door, power and light. It has a uPVC access door to the side and a uPVC window. There are wall and base cupboards, drawers and a roll edge worktop to one wall. It has a wall-hung sink unit with twin taps and there is plumbing, which means that this space could be used as a utility area.

Tenure

The vendors have informed us that the property is Leasehold and we await further information.

Buttermere Drive, Dalton Huddersfield, Directions

