

# BOULTONS

Terrain Map



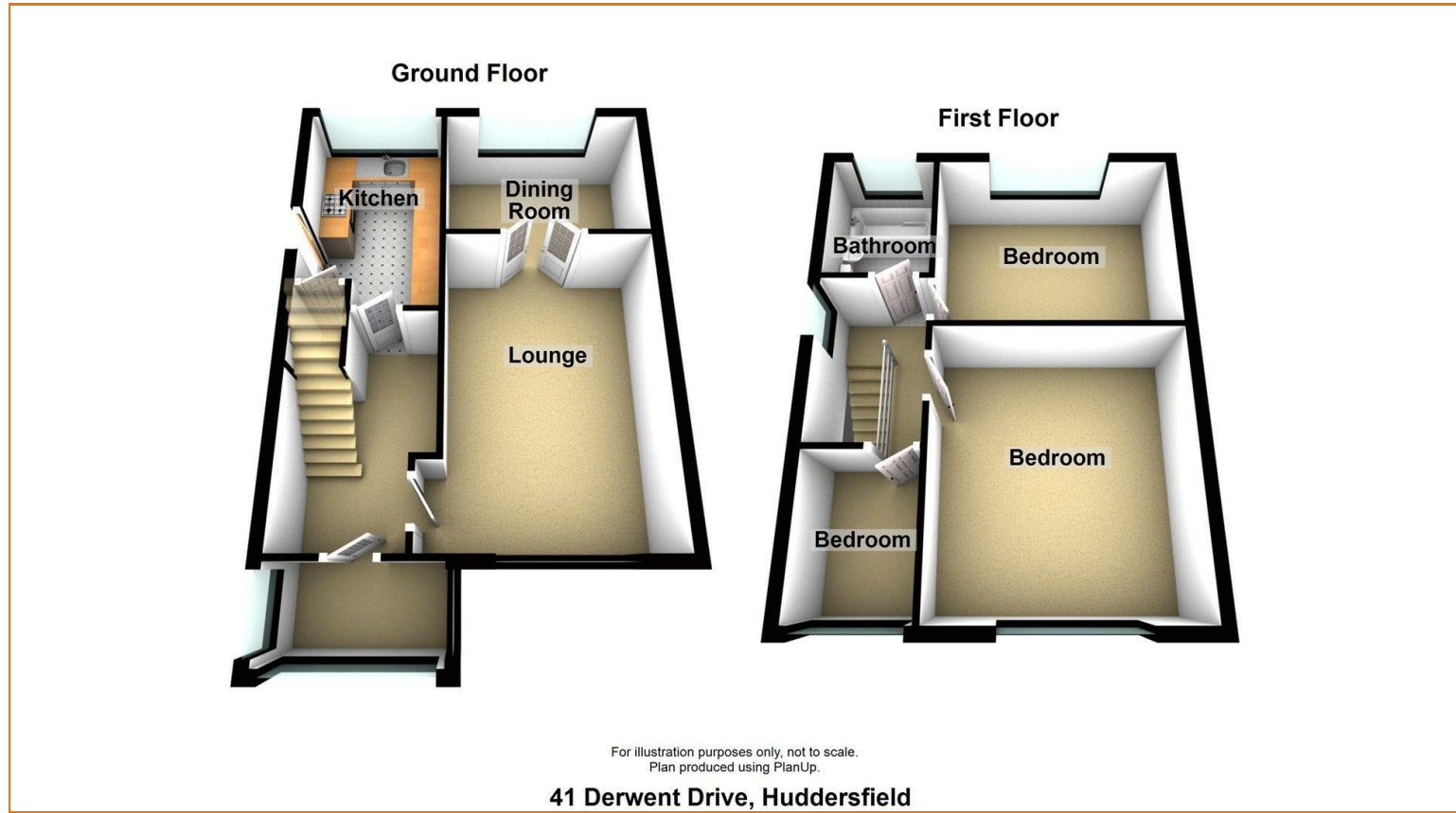
Hybrid Map



Terrain Map



Floor Plan



## Derwent Drive

Dalton, Huddersfield, HD5 9PX

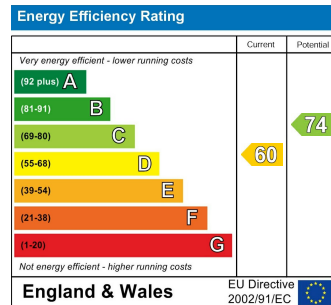
Offers Around £199,995



### Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



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# Derwent Drive

Dalton, Huddersfield, HD5 9PX

Offers Around £199,995



OFFERED WITH NO ONWARD CHAIN is this "MOVE IN READY" semi-detached home that is sure to be of interest to first time buyers and young growing families alike! This lovely property HAS BEEN THE SUBJECT OF A RECENT PROGRAM OF MODERNISATION, IMPROVEMENT & REDECORATION. Offering up: two reception rooms, A MODERN FITTED KITCHEN, three bedrooms, A BRAND NEW BATHROOM and gardens to both the front and rear.

One of the standout features of this property is the DOUBLE GARAGE providing ample storage space for your vehicles, outdoor equipment, or even transforming it into a workshop for your hobbies.

Located in a popular and established residential area with daily amenities on your door step and the town center located within very easy reach.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

7'2" x 3'11"

Part wall and part uPVC in construction, with a central heating radiator.

#### ENTRANCE HALL

9'6" x 5'6"

With a staircase rising to the first floor, central heating radiator and cloaks hanging.

#### LOUNGE

16'0" max x 10'2" to the chimney breast

The focal point for the room being an electric feature fire and surround. There is a central heating radiator and to the front elevation is a uPVC double glazed window.

Glazed internal double doors allow passage to the dining room.

#### DINING ROOM

10'2" x 7'2"

with a uPVC double glazed window positioned to the rear elevation overlooking the garden, a central heating radiator and a serving hatch into the kitchen.

#### KITCHEN

11'9" x 7'2"

Fitted with a range of modern wall and base units with complementary working surfaces which incorporate a four ring gas hob and a stainless steel inset sink with mixer tap over. There are complementary part tiled splashbacks surrounding the preparation area and the kitchen is further equipped with a fitted oven, plumbing for a washing machine and dishwasher and space for additional white goods. There is a laminate floor covering and under the stairs is a useful pantry storage area where the fuse board will be found. To the rear elevation is a uPVC double glazed window and a side door of the same construction allows easy passage to the exterior of the property.

### FIRST FLOOR

#### BEDROOM 1, front

8'10" to the wardrobe doors x 11'5"

With a range of fitted furniture comprising two triple robes either side of the dresser with cupboard storage over, central heating radiator and a uPVC double glazed window to the front elevation.

#### BEDROOM 2, rear

11'5" x 10'5" to the robe

With fitted furniture comprising three single robes including a linen cupboard where the combination boiler is

housed. There is an additional set of separate double robes with mirror door fronts and a loft hatch allows access to the roof void which was not inspected at the time of the appraisal. You will find also find a central heating radiator and a uPVC double glazed window.

#### BEDROOM 3, front

5'6" x 5'2"

With a central heating radiator, a uPVC double glazed window and a fitted single and double robe with shelving and cupboards over to one wall plus useful storage in the bulkhead area.

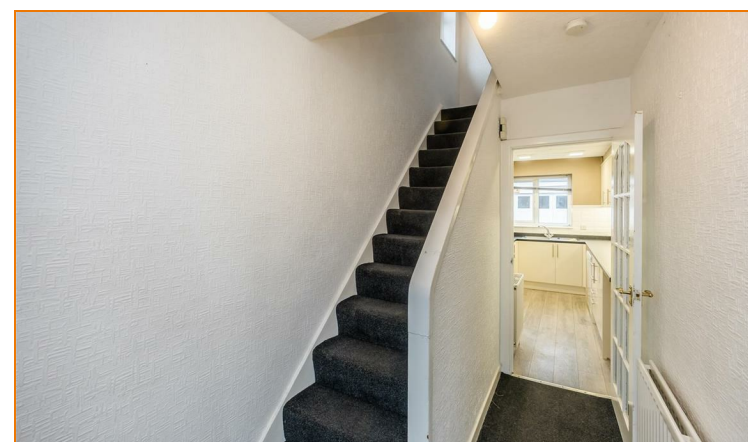
#### BATHROOM

6'6" x 5'2"

Fitted with a newly installed white, three piece suite featuring a shower over the curved panel bath, a low flush wc and a vanity hand wash basin with mixer tap over. There is a central heating towel radiator, contemporary part tiled splashbacks and a uPVC double glazed window with privacy glass inset.

### OUTSIDE

To the front of the property is an attractive, established buffer garden. A driveway to the side provides ample off road parking and, in turn, leads to a brick built double garage. To the rear is a well proportioned, largely lawned garden with small patio seating area. It should be noted that there is a useful garden storage cupboard positioned under stairs of the property which is accessed from the driveway.



### TENURE

We understand that the property is a long leasehold arrangement lasting 999 years this should be checked by the incoming purchases conveyancer.

### COUNCIL TAX

BAND B.

### USEFUL INFORMATION

Please see below some useful websites that will give you information about the mobile coverage and internet speed of the property you are viewing.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

<https://www.openreach.com/fibre-checker>

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>