



Dalton Fold Road, Huddersfield HD5 9NL

welcome to

Dalton Fold Road, Huddersfield

An immaculate, modern and characterful cottage with a gated driveway, a secure outbuilding and an enclosed, private garden in a convenient location with local amenities and schools close-by as well as public transport on the doorstep. With ample storage, outdoor W/C and ready to move straight into.



Entrance Hall

Welcoming entrance hall with lots of character from stone flooring, plus extra storage into integral cupboards.

Lounge

18' x 13' 1" into recess (5.49m x 3.99m into recess)

Great sized lounge which is immaculately presented and to a move in ready standard. Fitted with laminate flooring, and a double glazed window to the front and one to the rear, which provide ample natural light into the space. With a feature multi fuel burner set into a brick hearth providing lots of character to the room. Warmed by a central heating radiator.

Kitchen

8' 7" x 18' 1" (2.62m x 5.51m)

Modern kitchen fitted with a range of base and wall units with laminate worktops. Integral gas hob and electric oven plus an extractor hood. Integrated fridge/freezer and dishwasher, with space for a washing machine. Warmed by a central heating radiator and an electric fire. With a double glazed window to the front and one to the rear plus an external door.

Cellar

Access from the kitchen the cellar provides space for a tumble dryer. The space features an arched roof.

Frist Floor Landing

Carpeted landing which is warmed by a central heating radiator, An integral cupboard provides extra storage. With access to the loft via loft hatch which is currently used for storage but is not boarded.

Bedroom One

10' 7" max x 16' 2" into doorway (3.23m max x 4.93m into doorway)

Great sized double bedroom with carpeted flooring and warmed by a central heating radiator. With two double glazed windows to the front allowing lots of natural light into the space. Lots of storage into integral wardrobes and bulkhead storage.

Bedroom Two

8' 9" into recess x 11' 9" (2.67m into recess x 3.58m)

Another good sized double bedroom which is fitted with carpeted flooring. With a double glazed window to the front and warmed by a central heating radiator.

Bedroom Three

10' 7" into wardrobe x 7' (3.23m into wardrobe x 2.13m)

Well proportioned third bedroom makes the home ideal for a growing family, or those looking for a home office. With carpeted flooring and a double glazed window providing natural light. Warmed by a central heating radiators, this bedroom also has integral wardrobes.

Bathroom

Modern family bathroom which is tiled and has laminate flooring. Fitted with a shower over bath, low flush WC and wash hand basin. Warmed by a heated towel rail, with a double glazed window to the rear.

External Rear Garden

To the rear of the property is a low maintenance astro turf lawn, gated driveway, outdoor storage cupboards and log store. Plus an outdoor WC with a wash hand basin. Complete with a hot tub area and electric lighting. The garden is fully enclosed by a timber fence.



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welcome to

Dalton Fold Road, Huddersfield

- Immaculate cottage
- Beautifully presented throughout
- Enclosed and private garden with ample outdoor storage and an outdoor WC
- Off-road parking
- Close to amenities and the town centre of Huddersfield
- On a main bus route
- Ideal for the growing family

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

£185,000



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