

208 Long Lane,  
Dalton HD5 9SH

OFFERS AROUND  
£240,000

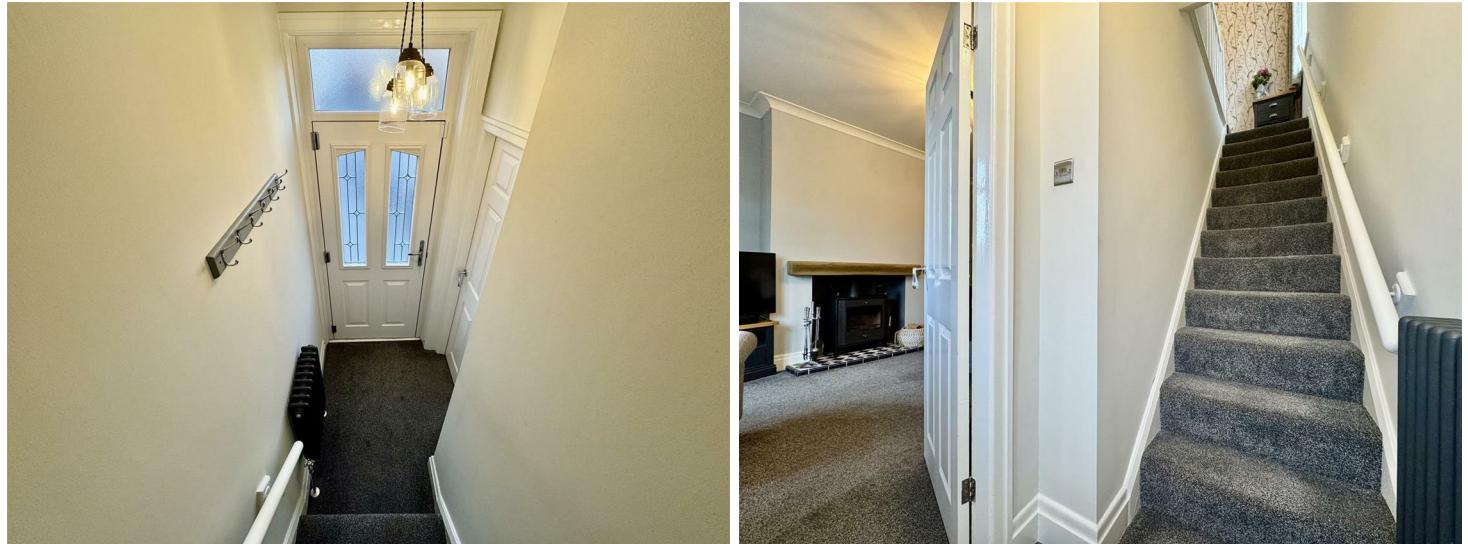


THIS IMMACULATEDLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS STYLISH LIVING ACCOMMODATION, A LOVINGLY LANDSCAPED GARDEN WITH SUMMERHOUSE AND A DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C.



## ENTRANCE HALLWAY



You enter the property through a composite door into a welcoming entrance hallway with space to remove outdoor clothing. A staircase ascends to first floor landing and a door leads through to the living room.

## LIVING ROOM 13'2" max x 12'7" max



This beautifully presented reception room has a large front facing bay window with a view out to the driveway. The focal point being an inset fireplace with a multi fuel stove, timber mantle and an attractive tile hearth. There are two alcoves and space to accommodate freestanding living room furniture. Doors lead through to the dining kitchen and back through to the entrance hallway.

## DINING KITCHEN 14'2" max x 10'4" max



Spanning the rear of the property is this sleek dining kitchen which really is the heart of the home, boasting great entertaining space and fitted with light stone gloss wall and base units with complementary work surfaces and a porcelain sink with mixer tap over. Integrated appliances include a NEFF electric oven, five ring gas hob with extractor over, fridge freezer, dishwasher, washing machine and a wine cooler. The kitchen has been cleverly designed to include a central island providing a space for informal dining, extra counter space and storage underneath. There are spotlights to the ceiling and luxury laminate amtico flooring underfoot completes the look. An understairs cupboard provides storage for household items and space for a tumble dryer if required. Patio doors open to the rear garden and offers a pleasant outlook, an external door leads out to the side of the property and a door opens to the living room.



## FIRST FLOOR LANDING



Stairs with a timber balustrade ascend from the entrance hallway to the first floor landing. A window floods the space with light, doors lead to the three bedrooms, shower room and a hatch with pull down ladders give access to the part boarded loft.

### **BEDROOM ONE 11'11" max x 9'10" max**



Nicely presented and located to the front of the property is this spacious double bedroom which has ample space for freestanding furniture and a large window allowing natural light to flood the room. A door leads through to the first floor landing.

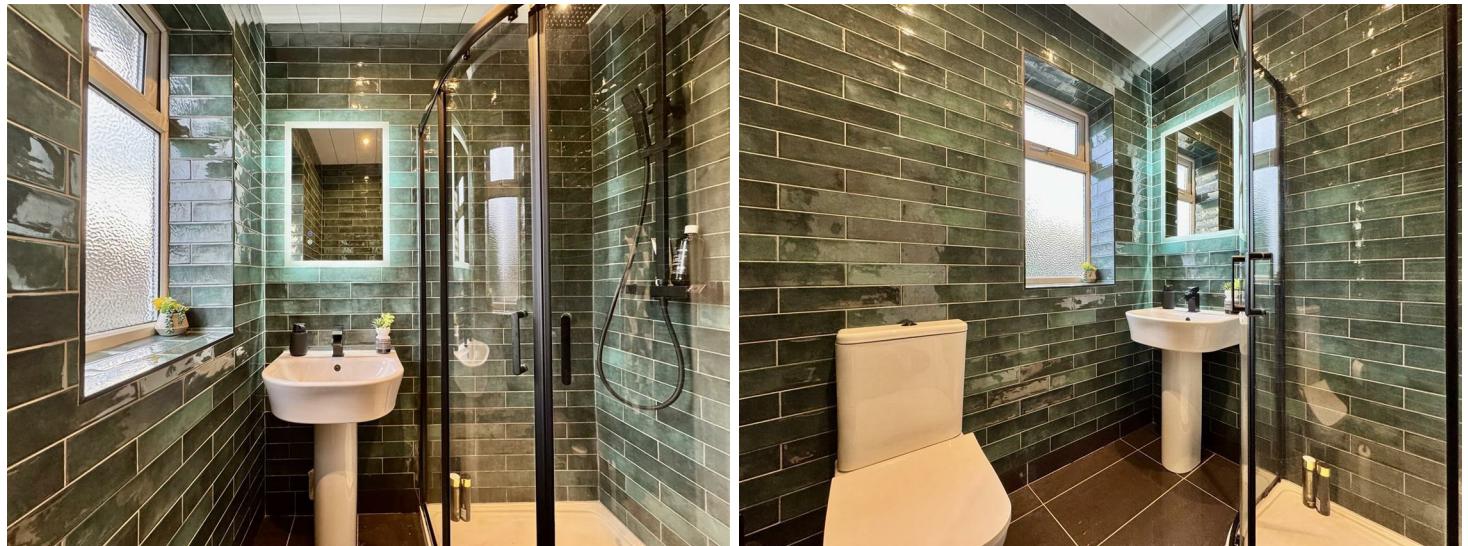
**BEDROOM TWO 9'11" max x 9'6" max**

A good size, neutrally decorated double bedroom located to the rear of the property having pleasant views over the garden below. The room has space for furniture and a door leads through to the first floor landing.

**BEDROOM THREE 8'7" max x 5'7" max**

Currently used as a dressing room, this bright single bedroom is located at the front of the property with views over the street scene below and a door leads to the landing.

## SHOWER ROOM 5'11" apx x 5'3" apx

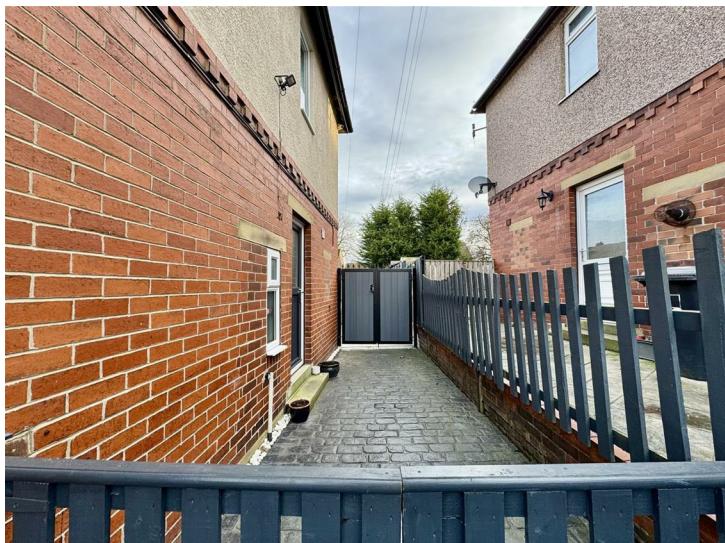


This recently fitted, contemporary shower room is fully tiled with stylish wall tiles and comprises of a corner waterfall shower with curved glass screen, pedestal hand wash basin with mixer tap, low level W.C, anthracite towel radiator, LED mirror and complementary tile underfoot. There are spotlights to ceiling, a rear obscure window and a door opens to the landing.

## GARDEN



This beautifully landscaped rear garden is enclosed by fencing and is both family friendly and thoughtfully designed for outdoor living. Featuring a large lawn and a patio area perfect for entertaining with ample space for dining furniture. To the rear of the garden is a lovely summerhouse offering space to sit and relax with a pleasant view over the garden.



## EXTERNAL FRONT AND DRIVEWAY



To the front of the property is a concrete patterned driveway providing parking for two vehicles and boasts a HOME PRO EV Charger. A double timber gate opens to the side of the property allowing a secure space for pets and a key coded gate allows access to the rear garden.

## **\*MATERIAL INFORMATION**

TENURE:

Freehold

### ADDITIONAL COSTS:

There are no additional costs associated with the property, shared areas or development.

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

### PROPERTY CONSTRUCTION:

Standard brick and block

### PARKING:

Driveway / Electric car charging point

### DISPUTES:

There have not been any neighbour disputes.

### BUILDING SAFETY:

There have not been any structural alterations to the property.

### PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.

\*Please note we do not check the local planning applications so please do so yourself before proceeding.

### UTILITIES:

Water supply - Mains water

Sewerage - Mains

Electricity - Mains

Heating Source - Mains Gas

Broadband - Suggested speeds up to xxx mbps

### ENVIRONMENT:

There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

### **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

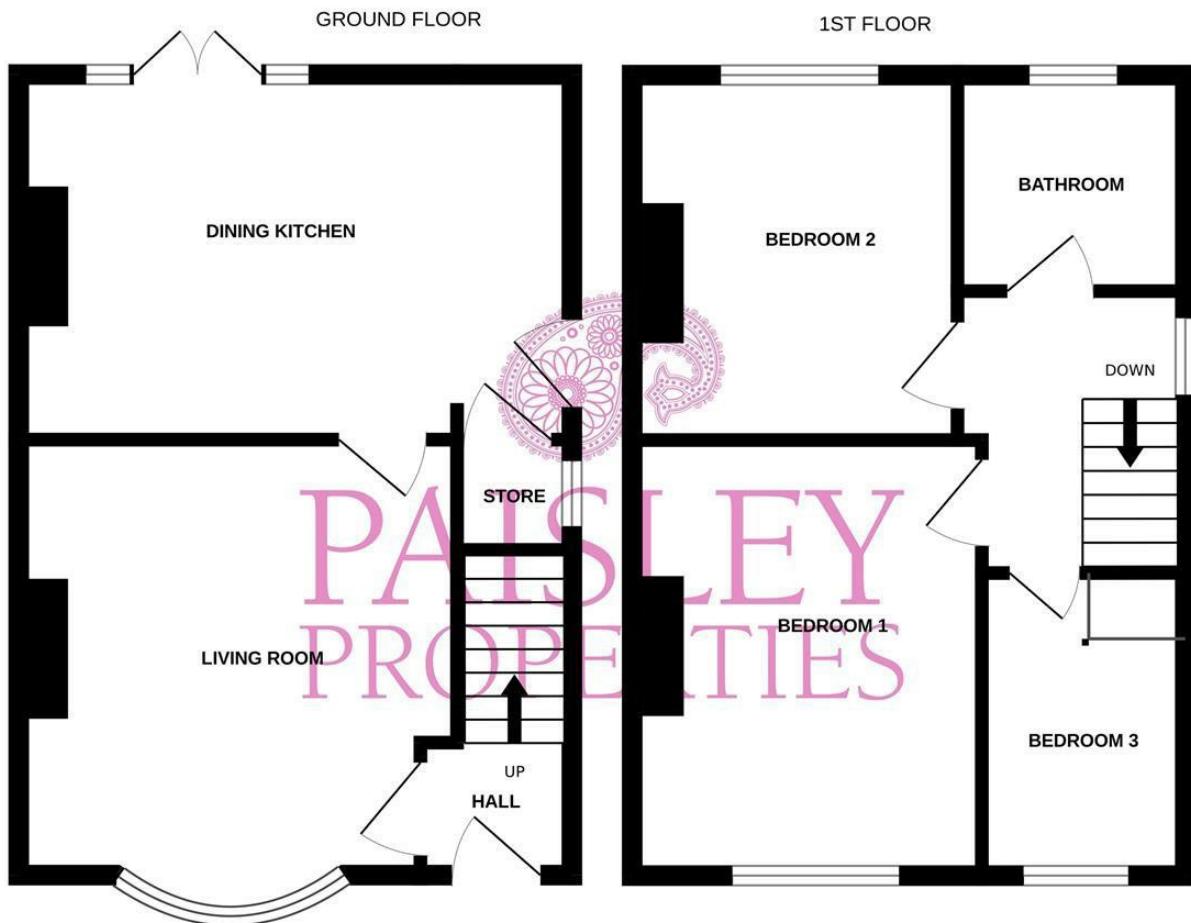
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>					
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

[www.paisleyproperties.co.uk](http://www.paisleyproperties.co.uk)

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PAISLEY  
PROPERTIES