

1 Holly Tree Court,  
Dalton HD5 9BT

OFFERS AROUND  
£215,000



LOCATED IN A PEACEFUL AND GATED CUL DE SAC IS THIS BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACE TOWN HOUSE WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, GOOD SIZE REAR GARDEN, COMMUNAL GARDENS AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C.

PAISLEY  
PROPERTIES

## ENTRANCE HALLWAY 7'4" x 4'1"



You enter the property through a composite part glazed door into this bright entrance hallway which provides a welcoming space to remove outdoor clothing and doors lead through to the ground floor W.C and lounge.

## GROUND FLOOR W.C 7'3" x 2'8"



This handy cloakroom / W.C is fitted with a wall mounted hand wash basin with mixer tap, low level W.C, complimentary vinyl flooring underfoot, obscure glazed front window and door leads through to the entrance hallway.

## LOUNGE 15'5" x 15'1" max



This generous size living room has ample space for freestanding furniture, is nicely decorated and has recently laid laminate flooring underfoot. A front facing window floods the room with natural light. A gas pebble fire with marble hearth and timber surround creates a focal point to the room. An open staircase ascends to the first floor and a door leads through to the dining kitchen.



## DINING KITCHEN 15'4" x 9'9"



This stylish dining kitchen really is the heart of the home, boasting great views over the rear garden. The kitchen itself is fitted with a range of white gloss wall and base units, contrasting surfaces with metro tile splashbacks and a stainless steel sink and drainer with mixer tap over. There is an integrated electric oven with five ring gas hob and extractor over, room for a freestanding fridge freezer and plumbing for a washing machine. To the left side of the kitchen is space for a dining table and chairs and is ideal for family & friend get togethers. The room benefits from an understairs storage cupboard with space for household items. Patio doors lead out to the garden and a door leads back through to the lounge.



## FIRST FLOOR LANDING



Stairs with a timber balustrade ascend from the lounge to the first floor landing which has a built in storage cupboard ideal for storing towels and bed linen. Doors lead to the three bedrooms and house bathroom.

## BEDROOM ONE 14'0" x 8'10" max



Beautifully decorated and located to the front of the house is this spacious double bedroom benefitting from fitted hanging space and room for freestanding bedroom furniture. A window gives a view over the cul de sac below and a door leads onto the landing.

**BEDROOM TWO 12'1" x 8'10" max**



Another good size double, located to the rear of the property with a window enjoying a view over the gardens below. There is plenty of space for free standing bedroom furniture and a door leads onto the landing.

**BEDROOM THREE 10'4" x 7'2" max**



This well proportioned bedroom is located at the front of the property and would make a great bedroom or home office if desired. There is space for freestanding furniture and a door leads onto the landing.

## BATHROOM 6'1" x 6'1"



This contemporary house bathroom is fitted with a three piece white suite including a bath with shower over and glass screen, vanity hand wash basin with mixer tap and a low level W.C. The room is partially tiled in stylish wall tiles and has complementing floor tiles underfoot, a rear obscure glazed window, spot lights to the ceiling, chrome heated towel rail and a door leads onto the landing.

## REAR GARDEN



Accessed from a pathway from the front of the property or through the dining kitchen patio doors is this good size fenced enclosed garden. Mainly laid to lawn with a decking and patio area ideal for dining out and with plenty space for garden furniture.

## SHARED COMMUNAL GARDENS



Adjacent to the rear garden is a communal garden which can be used by the owners of Holly Tree Court. We have been informed by the vendor that there is a charge of £30 per month which covers the upkeep of the grounds.



## EXTERNAL FRONT AND PARKING



To the front of the property is a drive for one vehicle and space to sit out or for pots/planters.

To the side of the property are allocated parking spaces for two vehicles.

## **\*MATERIAL INFORMATION**

### TENURE:

Freehold

### LEASEHOLD:

Length of lease -

Start date -

Years remaining -

### ADDITIONAL COSTS:

Shared area maintenance charge - £30 per month

### COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

### PROPERTY CONSTRUCTION:

Stone

### PARKING:

Driveways

### 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.

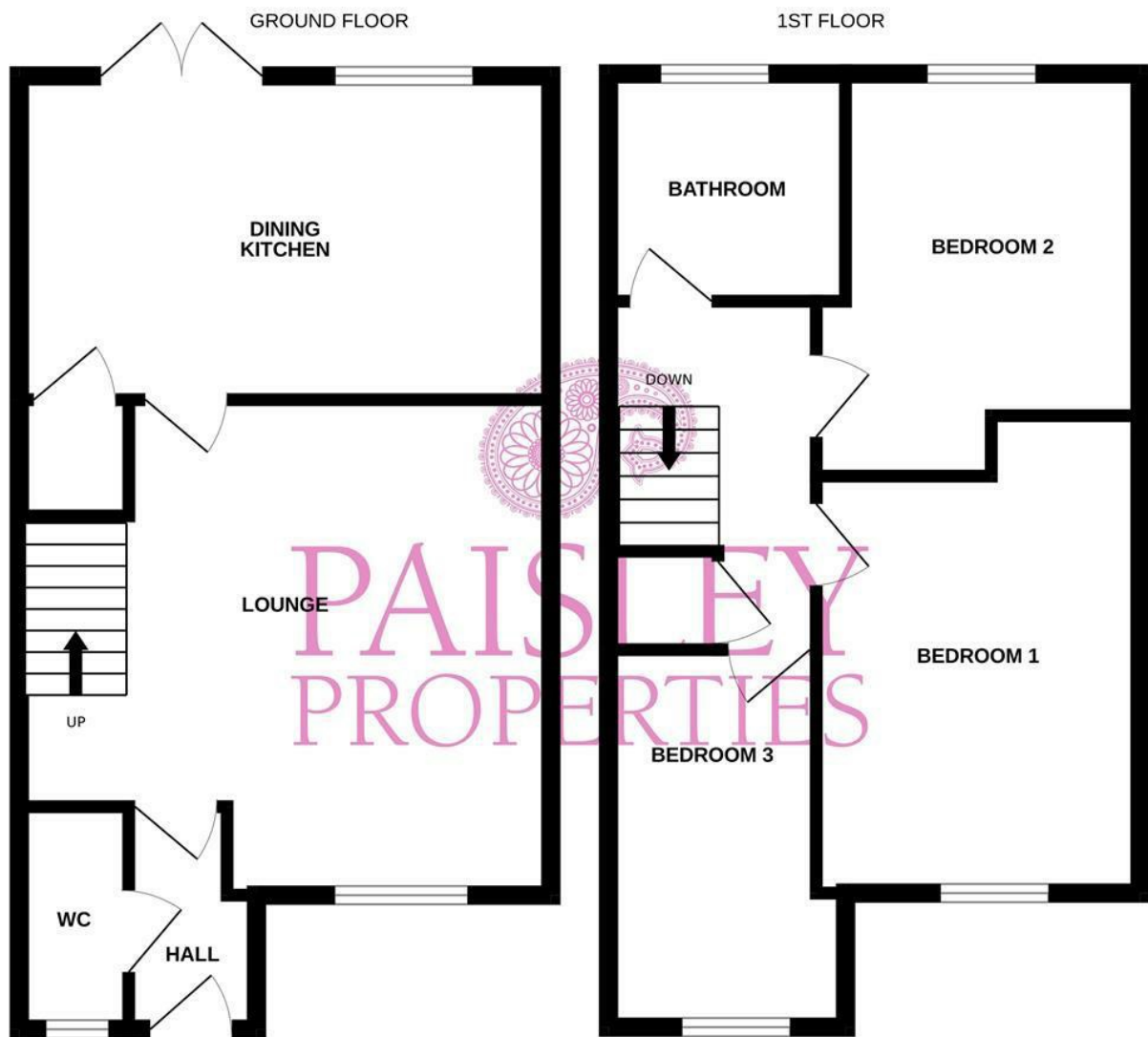
## **PAISLEY**

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.

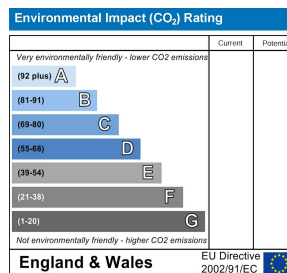
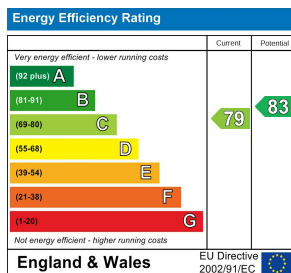
## **MORTGAGES**

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. \*



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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