



10 Brooklyn Avenue, Dalton, Huddersfield, HD5 9YF
£175,000

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NO UPPER CHAIN

This 3 bed end terrace, is offered for sale with no vendor chain and vacant possession upon completion. Requiring some refurbishment, which has been reflected within the asking price. The property would make an ideal purchase for a first time buyer/young family.

Being conveniently placed for access to the amenities within Dalton and nearby Waterloo, as well as access to Huddersfield town centre, which is approximately 2.5 miles away.

Currently fitted with uPVC double glazing, gas fired central heating and accommodation briefly comprising:- ground floor entrance hall, lounge, dining room, conservatory and kitchen. First floor landing, 3 bedrooms (2 doubles / 1 single) and shower room.

Externally there are low maintenance gardens to front and rear, block paved driveway and detached garage.

An internal viewing is highly recommended to appreciate the potential this property has to offer.



GROUND FLOOR:

Entrance Hall

A modern composite external door gives access to the entrance hall, which has a staircase rising to the first floor with under-stair storage cupboard. There is also a central heating radiator and a further side external door.

Lounge

11'5" x 11'1" (3.48m x 3.38m)

The lounge has a fireplace surround, wall light points and a central heating radiator.

Dining Room

12'1" x 10'6" (3.68m x 3.20m)

This second reception room is fitted with a central heating radiator and a set of uPVC double glazed French doors, which lead out into the conservatory.

Conservatory

7'10" x 7'2" (2.39m x 2.18m)

This modern uPVC double glazed conservatory has fitted window blinds, a central heating radiator and French doors to the rear patio garden.

Kitchen

8'5" x 6'0" (2.57m x 1.83m)

The kitchen is fitted with a range of wall and base units with working surfaces over, space for a tall fridge freezer, gas cooker point, extractor fan and a stainless steel sink unit. The kitchen houses the Worcester central heating boiler and has a uPVC double glazed window.

FIRST FLOOR:

Landing

The landing has a central heating radiator, small loft hatch and a uPVC double glazed window.

Bedroom 1

12'0" x 10'7" max into wardrobes (3.66m x 3.23m max into wardrobes)

This double room has fitted wardrobes within the alcoves, feature fireplace and a central heating radiator. There is also a uPVC double glazed window.

Bedroom 2

12'0" x 10'7" (3.66m x 3.23m)

This second double room, has a central heating radiator, feature fireplace and a uPVC double glazed window.

Bedroom 3

6'1" x 6'9" to bulkhead (8'10" max) (1.85m x 2.06m to bulkhead (2.69m max))

This single room has a bulkhead, central heating radiator and a uPVC double glazed window.

Shower Room

Furnished with a walk-in shower with fitted seat and hand rail, low flush WC and a pedestal wash hand basin. There is also part tiling to the walls and a uPVC double glazed window.

OUTSIDE:

To the front of the property, a block paved driveway provides off road parking and runs down the side of the property to the detached single garage. A timber gate gives access to the rear flagged patio garden. Perimeter hedging provides privacy.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629) passing through the traffic lights at Aspley and Moldgreen. At the traffic lights in Dalton turn left into Dalton Green Lane and then right into Brooklyn Avenue where the property can be found immediately on your right hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.



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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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