



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 25 Dalton Green Lane, Huddersfield, HD5 9YE

**Offers Over £175,000**

**\*REDUCED\*** An opportunity to purchase this **\*STONE BUILT END TERRACE\*** property which offers an ideal project for the DIY enthusiasts and the potential for an extension. This **\*THREE BEDROOM\*** property boasts gardens to the front and rear with ample off road parking. Situated in this highly popular residential area of Dalton, located close to all local amenities, shops and good transport links to Huddersfield Town Centre with the motorway network to M62 Leeds, Wakefield and Manchester. The property boasts double glazing and gas central heating throughout, briefly comprises of: Entrance hallway, good sized lounge, separate dining room and recently fitted kitchen. To the first floor landing: three good sized bedrooms and a modern four piece house bathroom suite. Externally there is a laid to lawn garden to the front aspect with a paved driveway providing ample off road parking and leads to a detached garage. To the rear is a sizeable garden with a patio area. Viewings are highly recommended to appreciate the potential this property has to offer! **\*\*VIRTUAL VIEWING AVAILABLE SOON\*\*** **\*\*NO ONWARD CHAIN\*\***

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## ENTRANCE DOOR

Recently fitted composite entrance door leads to:

## HALLWAY



An L-shaped reception hallway with staircase leading to the first floor landing and uPVC side entrance door. Finished with dado rail, plumbing for gas central heated radiator and wood effect laminate flooring. Doors leading to:

## LOUNGE



A good sized lounge with uPVC double glazed window overlooking the front aspect. Featuring inset gas fire set within the chimney breast and finished with covered ceilings, T.V point, telephone point and a wall mounted gas central heated radiator:

## DINING ROOM



This well appointed dining room is set to the rear aspect with recently fitted uPVC patio doors leading out onto the rear garden. Finished with a featured wall mounted gas central heated radiator and wood effect laminate flooring:

## KITCHEN



Recently fitted kitchen set to the rear aspect with uPVC window overlooking the rear garden. Featuring a matching range of base and wall mounted units in Cashmere butcher block style working surfaces and inset Belfast style sink with mixer tap. There is an integrated microwave, electric double oven and grill with a separate four ring gas hob and stainless steel extractor hood over. Finished with plumbing for an automatic washing machine, inset ceiling spotlighting and wood effect vinyl flooring:

### INNER LOBBY

Inner lobby leads to:

### CELLAR

Access to a cellar:

### TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing with uPVC double glazed window to the side aspect with access to a loft hatch and doors leading to all rooms:

### HOUSE BATHROOM



A recently fitted, modern house bathroom with uPVC double glazed opaque window to the rear aspect, featuring a four piece bathroom suite in white with chrome effect fittings. Comprises of:- panelled bath with hot and cold taps, walk-in double shower cubicle with electric shower and glass door, hand wash vanity basin and low level flush w/c. Finished with panelled ceiling, wall mounted heated towel rail and polysafe flooring:

### BEDROOM ONE



A large double bedroom with uPVC double glazed window overlooking the front aspect. Finished with picture rail and a wall mounted gas central heated radiator:

### BEDROOM TWO



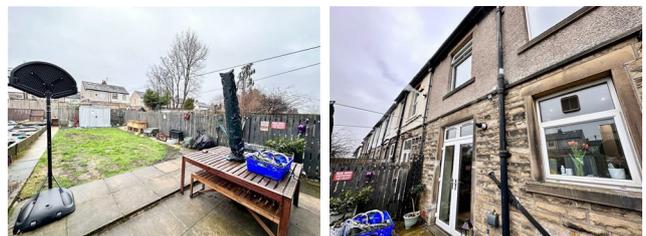
A second good sized double bedroom with uPVC double glazed window to the rear aspect. Finished with a wall mounted gas central heated radiator:

### BEDROOM THREE



A third bedroom with uPVC double glazed window to the front aspect. Finished with bulk head storage and a wall mounted gas central heated radiator:

### EXTERNALLY



The property benefits from a laid to lawn front garden with paved paths and stone wall boundaries. The driveway is set to the side aspect with ample off road parking which leads onto the single detached garage. To the rear is a partly flagged patio garden with laid to lawn area and paved paths. Finished with fenced boundaries:

## **GARAGE**

The property offers a single detached garage with up and over door:

## **ABOUT THE AREA**

About the area are as follows:

With fantastic commuter links to the Motorway, conveniently located close to the access for Wakefield and Huddersfield town centre.

Schools in the immediate vicinity: Local Area Information: Dalton Primary School Huddersfield, Dalton Junior, Infant and Nursery School, Netherhall Learning Campus. Local bus numbers are '370', '371' and '372'

## **ABOUT THE VIEWINGS**

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk

## **Council Tax Bands**

The council Tax Banding is "B"

Please check the monthly amount on the Kirklees Council Tax Website.

## **Tenure**

This property is Freehold.

## **Sprift Report Key Facts for Buyers**

[https://sprift.com/dashboard/property-report/?](https://sprift.com/dashboard/property-report/?access_key=4f557fa888aeeb2c000c7505988e8fcf09602fa4a39c439bef2fe106aa908feb)

[access\\_key=4f557fa888aeeb2c000c7505988e8fcf09602fa4a39c439bef2fe106aa908feb](https://sprift.com/dashboard/property-report/?access_key=4f557fa888aeeb2c000c7505988e8fcf09602fa4a39c439bef2fe106aa908feb)

## **PROGRAM OF RENOVATIONS**

The current owners have started a program of renovations including:

New front and patio doors, fully insulated and re-plastered, electrics, new kitchen and bathroom.

## **BROADBAND INFORMATION**

Mobile Coverage: EE, Vodafone, Three, O2

Broadband: Basic 6 Mbps Superfast 80 Mbps

Ultrafast 500 Mbps

## **BOUNDARIES AND OWNERSHIPS**

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of

way. It is advised that prospective purchasers

should make their own enquiries before proceeding to exchange of contracts.

## **DISCLAIMER**

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

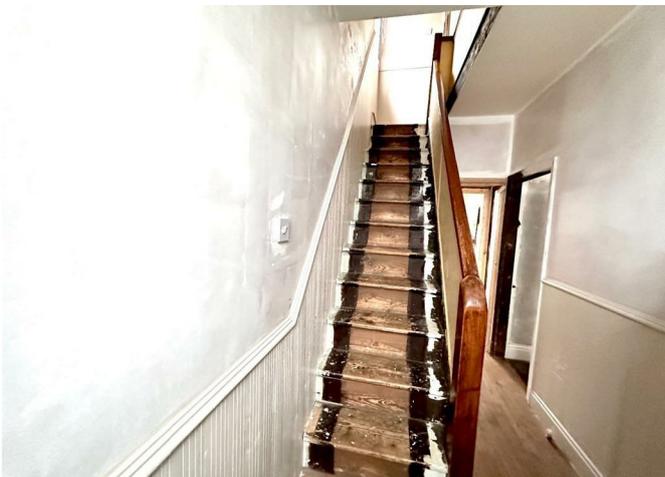
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

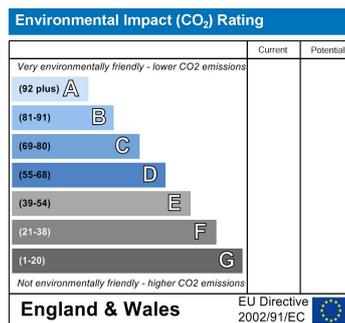
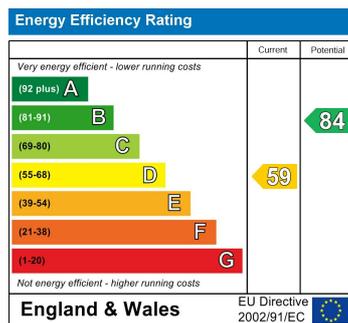
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### Energy Efficiency Graph



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