

31 Mayfield Avenue,
Dalton HD5 9HN

£235,000



A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH BOASTS A FABULOUS DINING KITCHEN, ATTRACTIVE BATHROOM, GENEROUS GARDENS, DRIVEWAY AND A GARAGE.

LEASEHOLD - 999 YEARS - CHARGES £2.25 PER ANNUM - EXPIRES 2928 / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

LIVING ROOM 16'9" max x 13'3" max



You enter the property through a composite door into this well presented reception room which has a lovely bay style window allowing natural light to flood the room. There is space for living room furniture and a decorative fireplace with a tile surround houses a coal effect gas fire. A staircase ascends to the first floor landing, an understairs cupboard provides storage and a door leads through to the dining kitchen.

DINING KITCHEN 16'10" max x 16'9" max



Spanning the rear of the property, this beautifully designed dining kitchen is perfect for both everyday family life and entertaining. The contemporary fitted kitchen offers an excellent range of dark cabinetry, contrasting work surfaces with matching upstands and a composite sink with mixer tap over. Integrated appliances include an electric oven, a four ring gas hob with extractor over and a dishwasher. There is plumbing for a washing machine, space for a dryer and a freestanding fridge freezer. The spacious dining area provides plenty of room for a large family dining table, wood-effect flooring flows throughout, creating a warm and inviting feel, with recessed spotlights and a striking feature pendant adding a stylish finishing touch. French doors open directly onto the decking, creating a lovely connection between the indoor and outdoor spaces and making this a truly sociable heart of the home. A window gives a pleasant view over the garden and a door leads back through to the living room.



FIRST FLOOR LANDING



A staircase with timber balustrade ascends from the living room to the first floor landing where there is a side window and a hatch giving access to the loft. Doors open to three bedrooms and the house bathroom.

BEDROOM ONE 13'10" max x 10'2" max



Located at the front of the property, this light and airy double bedroom has a view over the street scene below through the bay style window, provides ample room for bedroom furniture and has a fitted wardrobe. Laminate flooring flows underfoot and a door leads through to the landing.

BEDROOM TWO 12'0" max x 8'11" to fitted wardrobes



This superb double bedroom is positioned at the rear of the property with pleasant views over the garden. There is room for freestanding furniture, a storage cupboard with hanging rails and fitted sliding wardrobes. There is laminate underfoot and a door leads through to the landing.

BEDROOM THREE 8'0" max x 6'3" max



This bright single bedroom has a view over the driveway, has space for bedroom furniture and laminate flooring underfoot. A door leads to the landing.

BATHROOM 6'1" max x 5'10" max



This attractive bathroom is fully tiled and comprises of a bath with shower over and a glass screen, a vanity hand wash basin with mixer tap, anthracite towel radiator and a low level W.C. There is laminate flooring underfoot and a rear obscure facing window allows natural light to flow through the space. A door leads to the landing.

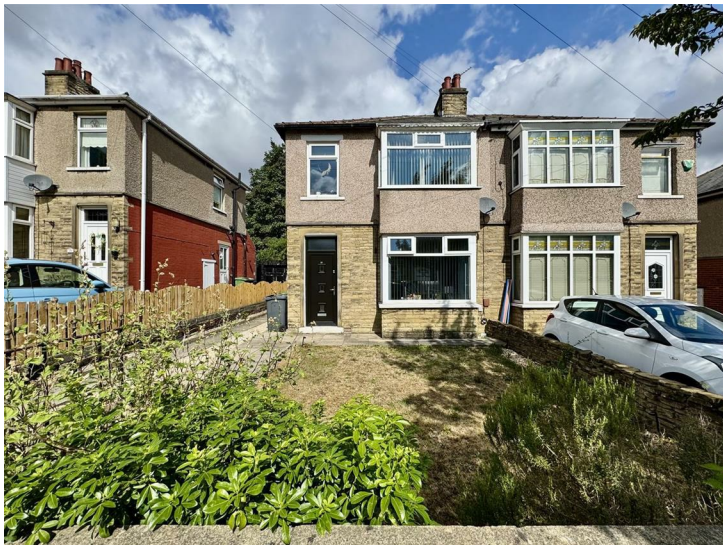
REAR GARDEN



To the rear of the property is a generous size lawn garden with a raised decking area, perfect for outdoor dining and entertaining.



EXTERNAL FRONT, GARAGE AND DRIVEWAY



Externally, to the front of the property is a lawn garden with flowerbed borders. Double wrought iron gates open to the driveway which provides off-road parking and leads to a garage with an up and over door, power and a door which opens to the rear garden.



***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 YEARS

Start date - 29/09/1929

Years remaining - 912

ADDITIONAL COSTS:

Ground rent - £2.25 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard

PARKING:

Garage / Driveway

RIGHTS AND RESTRICTIONS:

None Known

DISPUTES:

There have not been any neighbour disputes.

BUILDING SAFETY:

There are no known structural defects 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

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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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.

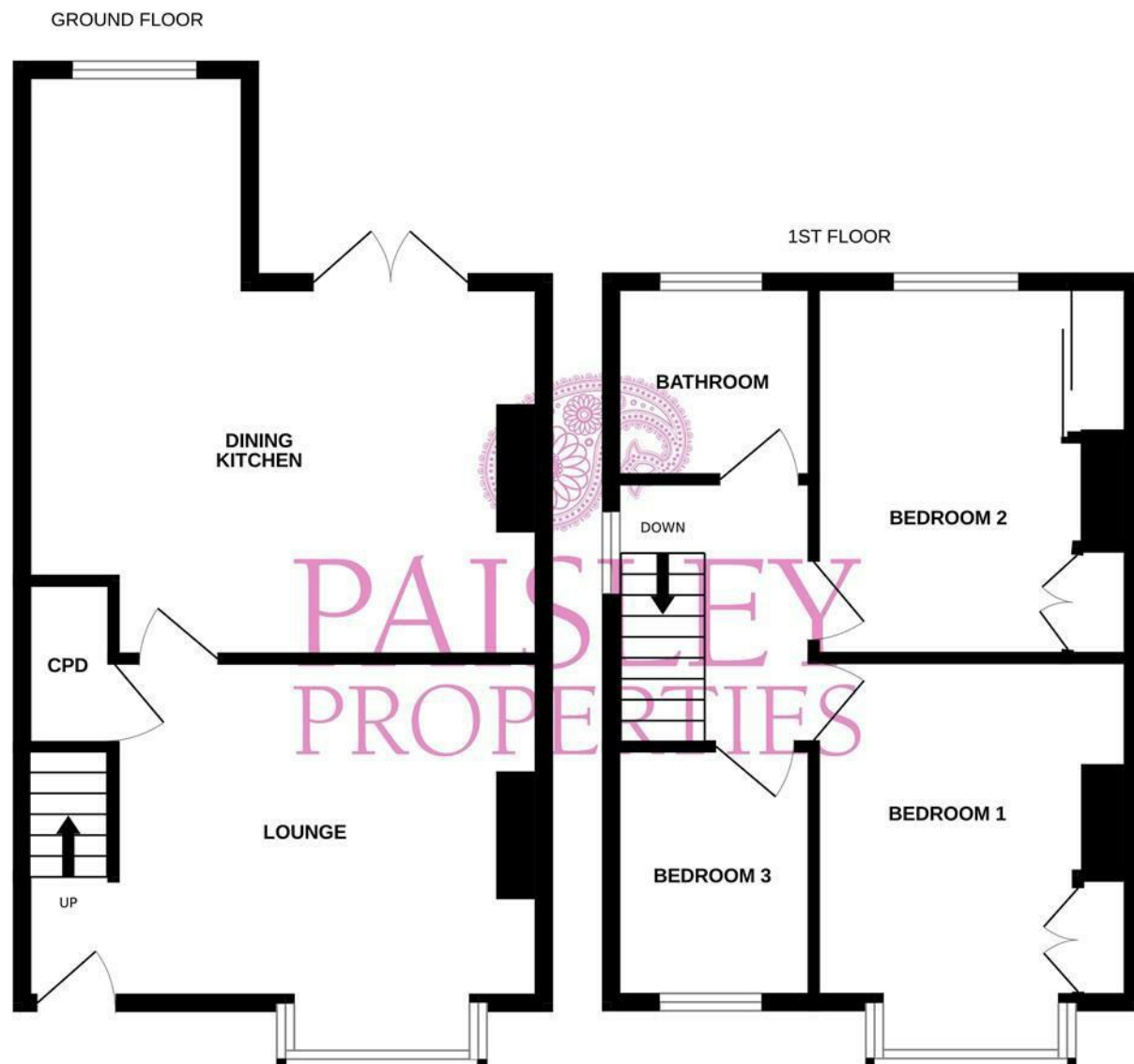
MORTGAGES

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.

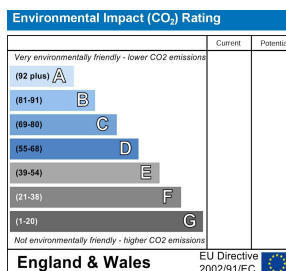
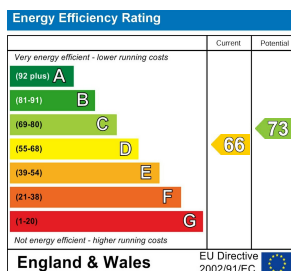
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

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.



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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