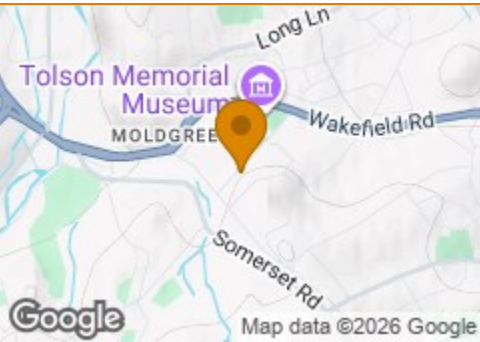


# BOULTONS

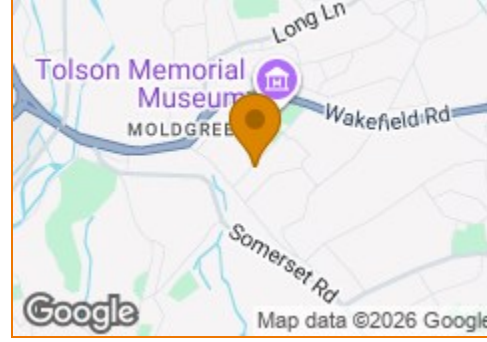
Terrain Map



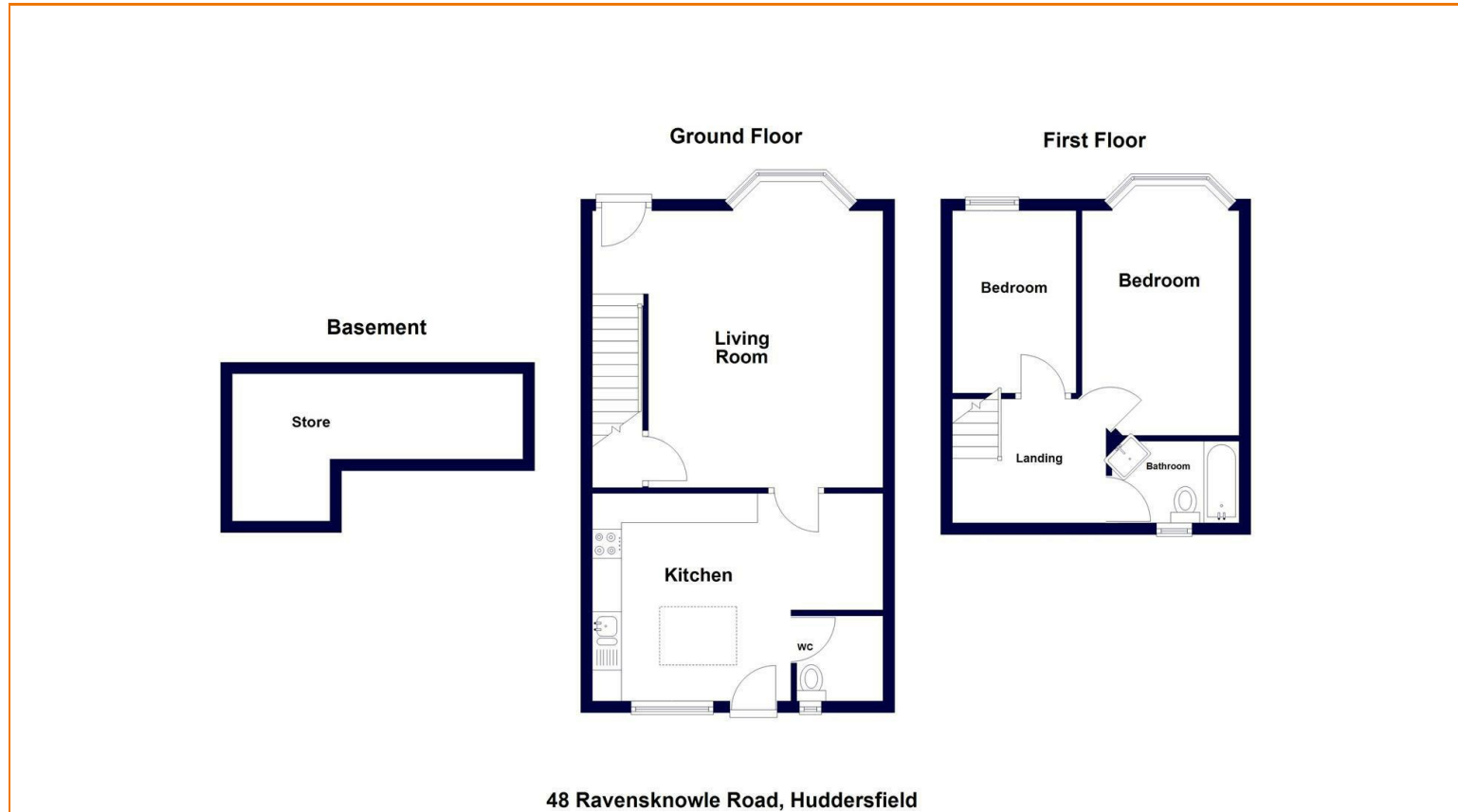
Hybrid Map



Terrain Map



Floor Plan



**Ravensknowle Road**  
Dalton, Huddersfield, HD5 8BL

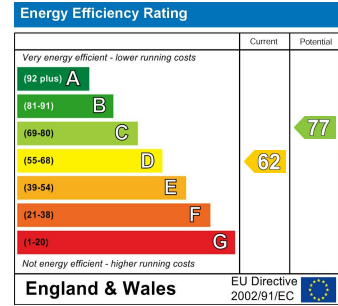
**£150,000**



**Viewing**

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



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# Ravensknowle Road

Dalton, Huddersfield, HD5 8BL

£150,000



This delightful two-bedroom semi-detached house is a perfect blend of period character and modern living. The property is move-in ready, making it an ideal choice for first-time buyers seeking a home that requires no immediate work having been the subject of a programme of modernisation and improvement.

Set in an elevated position, the house boasts a long, well-maintained lawned front garden, providing a lovely outdoor space to enjoy. The attractive rear extension enhances the property, creating a spacious living and dining kitchen that is perfect for both entertaining and everyday family life.

The remaining accommodation includes a generous and well presented lounge, there is a w.c off the dining kitchen, two bedrooms on the first floor and a well appointed bath/shower room.

Conveniently located, this home is within easy reach of daily amenities and the bustling town centre, ensuring that all your needs are just a short distance away. With its charming features and prime location, this property offers a wonderful opportunity. Don't miss the chance to make this lovely house your new home and call now to arrange your viewing.

## ACCOMMODATION

### GROUND FLOOR

#### LOUNGE

17'11" x 16'4" (both max)

Accessed via a timber framed double glazed front door and enjoying good levels of natural light via the timber framed double glazed bay window positioned to the front elevation overlooking the front garden. There are exposed

feature beams and a staircase rising to the first floor together with a central heating radiator. There is an internal door underneath the stairs giving access to a cellar head where you will find plumbing for a washing machine, the fuse board and a set of steps descending to the keeping cellar.

#### DINING KITCHEN

13'10" max x 11'7"

This charming and spacious area also enjoys good levels of natural light via the Velux skylight positioned to the rear roof slope and a timber framed double glazed window to the rear elevation. The kitchen area is fitted with a range of custom-built base and wall units in a traditional pine design with complementary slate effect working surfaces which incorporate a four ring gas hob and a one and a half bowl stainless steel inset sink unit with mixer tap. There are marble effect upstands and a stainless steel splashback behind the hob. The kitchen is further equipped with an integrated dishwasher, fitted oven and fitted microwave oven. Concealed within one of the cupboard units is a combination boiler. Central heating radiator, spotlights in the ceiling and an internal door leading to the wc and an a solid timber door to the rear elevation with double glazed inset panel giving access to the exterior of the property.

#### CLOAKROOM/WC

Fitted with a one piece unit in the form of a white low flush wc with a basin over the cistern with mixer tap. The walls are tiled, wood effect linoleum extending into the dining kitchen and a timber framed double glazed window with privacy glass inset to the rear elevation giving access to the exterior of the property.

#### LOWER GROUND FLOOR

#### CELLAR

8'4" x 7'8"

Barrel vaulted in design with a stone keeping table, gas and electricity meter, stone niches and stop tap.

#### FIRST FLOOR

##### BEDROOM 1

13'10" max into the bay x 8'11"

This master bedroom has a timber framed double glazed bay window positioned to the front elevation, central heating radiator and, in keeping with the remainder of the property, is in good decorative order.

##### BEDROOM 2

10'5" (incl bulkhead) x 7'0"

Having a central heating radiator and timber framed double glazed window position to the front elevation.

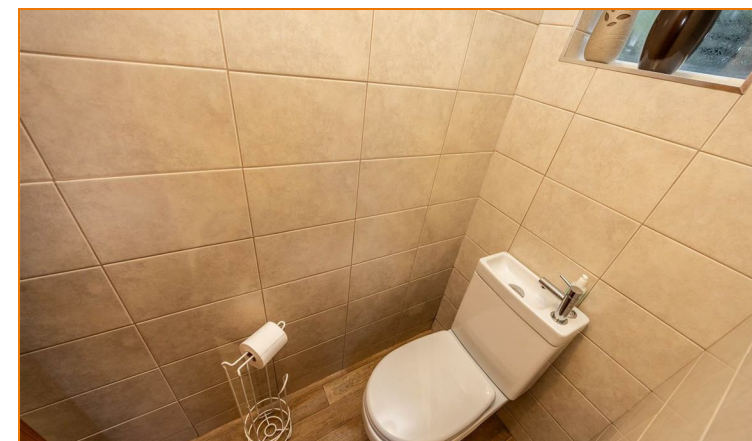
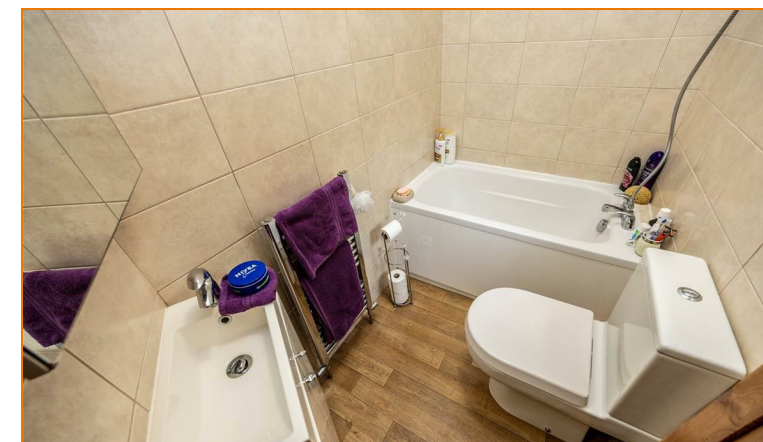
##### BATH/SHOWER ROOM

6'7" x 4'0"

Fitted with a vanity hand wash basin with mixer tap over, low flush wc and spacesaver Japanese style bath with mixer tap and shower attachment over. The walls are tiled and there is a heated towel rail, mirror fronted medicine cupboard and a timber framed double glazed window to the rear elevation.

#### OUTSIDE

The principle garden to the front of the property area is largely level and laid to lawn with a rear yard and perimeter access.



#### TENURE

We understand the property is a freehold arrangement, this should be checked during the conveyancing process.

#### COUNCIL TAX BAND A