



7 Dalton Fold Road, Huddersfield, HD5 9NL

£155,000

This beautifully presented two-bedroom end terrace home has been recently refurbished throughout. The property comprises a spacious living room featuring attractive exposed beams, a bright sun room, ample storage, two well-proportioned bedrooms, and a practical accessible wet room. Externally, the property benefits from a low-maintenance paved forecourt garden to the front, while the enclosed rear garden provides a private and versatile outdoor space, ideal for relaxing, entertaining, or al fresco dining.

Stepping into the property through the white uPVC front door, you are welcomed by a bright entrance hallway that leads to the ground-floor living spaces, with a stairwell to the right-hand side ascending to the first floor

This generously sized living area is beautifully complimented by high wooden ceiling beams and an electric, pebble-style feature fire set within a classic white marble surround. With windows on either side the room recieved=s plenty of daylight.

Sunroom

Main Bedroom

Bedroom Two

Bathroom

Exterior

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER RELOC8 NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC

