



7 Dalton Fold Road, Huddersfield, HD5 9NL

£165,000

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.

Entrance Hall

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

Lounge

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 receives plenty of daylight.

A spacious and bright hub of the home, the dining kitchen features a range of light wood-effect wall and base units with laminated worktops, white panelled walls, and durable ceramic floor tiling. The kitchen includes a freestanding cooker, space for a washing machine, and a stainless steel $\frac{1}{2}$ bowl sink with a mixer tap, framed by a practical white tiled splashback. Large white uPVC windows draw in an abundance of natural daylight, and the room comfortably accommodates a family-sized dining set.

Sunroom

Accessible from the kitchen, this elongated conservatory provides a brilliant, sun-drenched link between the interior and the outdoors.

Main Bedroom

A substantial king/double bedroom with plenty of space for freestanding bedroom furniture. Finished with white walls and fitted carpets, this room also benefits from a convenient double integral wardrobe for built-in storage.

Bedroom Two

Another good-sized bedroom featuring white decor and fitted carpets. This room easily accommodates a bed and supporting furniture, boasting plenty of natural light.

Bathroom

This practical, wet-room style family bathroom has been fully tiled and thoughtfully designed with accessibility in mind. The space comprises a standard white toilet, a matching full-pedestal wash hand basin, and a spacious, barrier-free walk-in shower equipped with an electric wall-mounted unit, grab rails, and low-level half-height privacy screens. The room is finished with durable, non-slip blue safety flooring, a large radiator, a mirrored vanity cabinet, and a large double-glazed privacy window that floods the room with light.

Exterior

Front: The property boasts traditional kerb appeal with a compact, low-maintenance paved front forecourt securely enclosed by a low stone wall, decorative black wrought-iron railings, and a matching gated entrance. A raised corner section acts as a built-in planter with established greenery.

Rear Garden: A private, low-maintenance rear garden offering the perfect indoor-outdoor flow during warmer months. The heart of the garden features a spacious patio laid with red and yellow paving flags, ideal for outdoor dining. The space is bordered by dense, mature hedging for excellent privacy and includes low stone retaining walls alongside a substantial rustic wooden garden shed for excellent outdoor storage.

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Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

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	