Martin Thornton
ESTATE AGENTS

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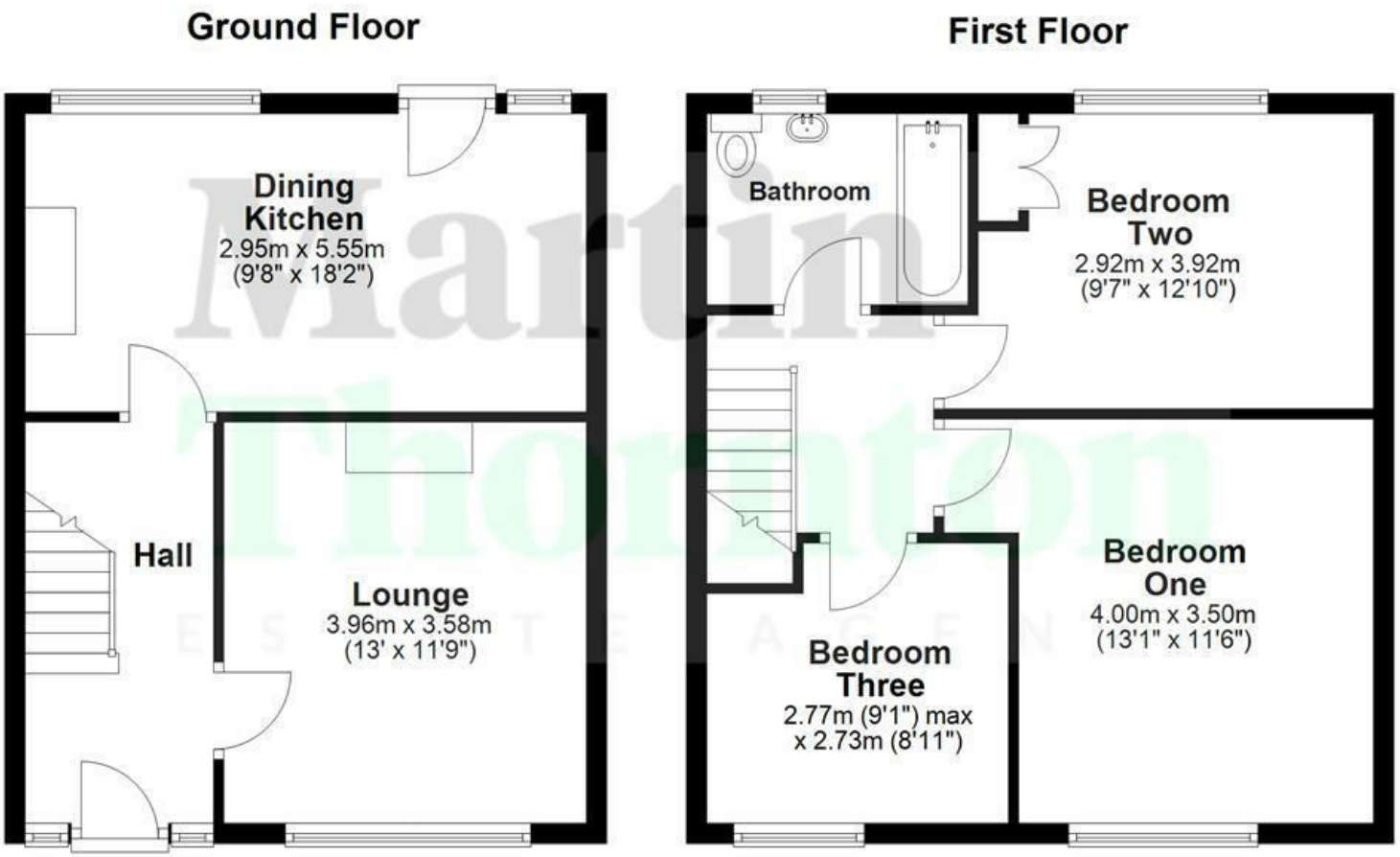
Holays, Dalton
Huddersfield,

Offers over £110,000

This is a spacious inner through-terrace in a block of just four properties. By extending over the central passageway, it offers larger accommodation on the first floor. The accommodation comprises an entrance hallway, living room and rear dining kitchen on the ground floor. There are three good-sized bedrooms and a bathroom on the first floor. The property has a gas-fired central heating system and uPVC double-glazing. Externally, there are front and rear gardens. Parking is informal on the road. The property has the advantage of no onward chain.

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Floorplan



All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

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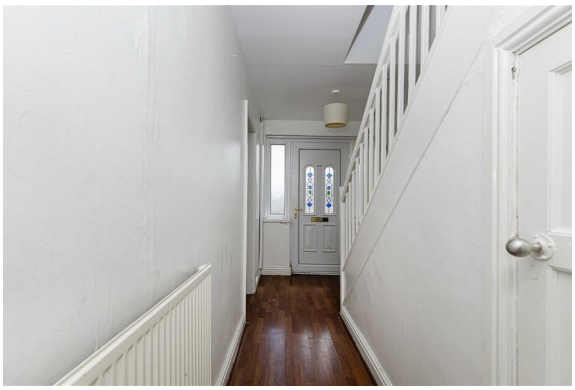
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Details

Entrance Hallway

An external uPVC door with decorative opaque glazed panels and matching screens to either side gives access to the entrance hallway. A staircase rises to the first floor accommodation, beneath which is a good-sized storage cupboard. There is laminate flooring and a radiator. A timber and multi-panelled door opens into the living room.



Living Room

This good-sized reception room is positioned at the front of the property and has a tiled fire surround, home to a gas fire. It has a continuation of the laminate flooring from the hallway, a uPVC window overlooking the garden, plenty of space for furniture and a radiator.



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Details

Dining Kitchen

At the end of the hallway, a timber and multi-panelled glazed door leads into the dining kitchen, which is positioned at the rear of the property. The kitchen area has wall cupboard and base units, and a stainless steel sink with a single drainer. There is space for a freestanding gas cooker with a filter hood above. Beneath the counter tops, there is space and plumbing for an automatic washer. There is a breakfast bar and space for further freestanding appliances, such as a fridge freezer. The room has a continuation of the laminate flooring throughout. The dining area can easily accommodate a good-sized formal dining suite. There are uPVC windows, an external door to the rear garden and a radiator.



First Floor Landing

From the hallway, the staircase rises to the first floor landing.



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Details

Bedroom One
This large double bedroom is positioned at the front of the property and enjoys long distance views towards Emley. It is light and bright with uPVC windows and has plenty of space for furniture. There is also a radiator.



Bedroom Two
This large double bedroom is positioned at the rear of the property and has built-in storage, uPVC windows, laminate flooring and a radiator. Concealed is the boiler for the gas-fired central heating system.



Bedroom Three
Bedroom three could be an ideal work from home study. There is a central ceiling light point, radiator and laminate style flooring running throughout.



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Details

House Bathroom
Having a white suite, comprising a low flush WC, vanity hand basin with underneath storage cupboard. A bath with splash screen home to a mains fed shower. There is laminate style flooring, contrasting aqua boarding to the walls, ceiling down lights and a chrome ladder style heated towel rail.

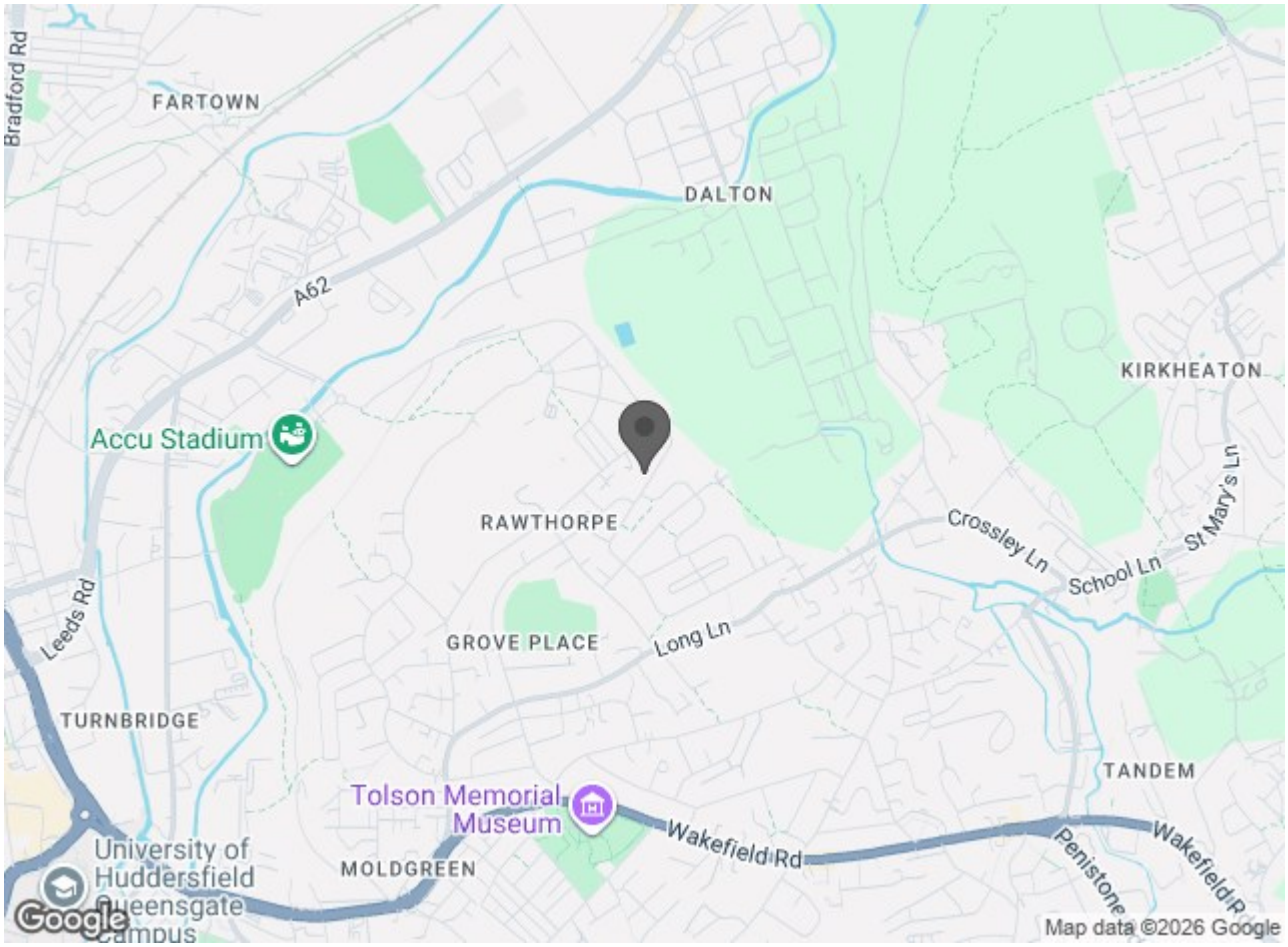


External Details
The property enjoys enclosed gardens to both the front and rear. The front garden is bounded by perimeter fencing. At the rear of the property, there is a door and a fenced garden area with a useful external storage building, providing excellent outdoor storage space.



Tenure
The vendor informs us that the property is freehold.

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Directions



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