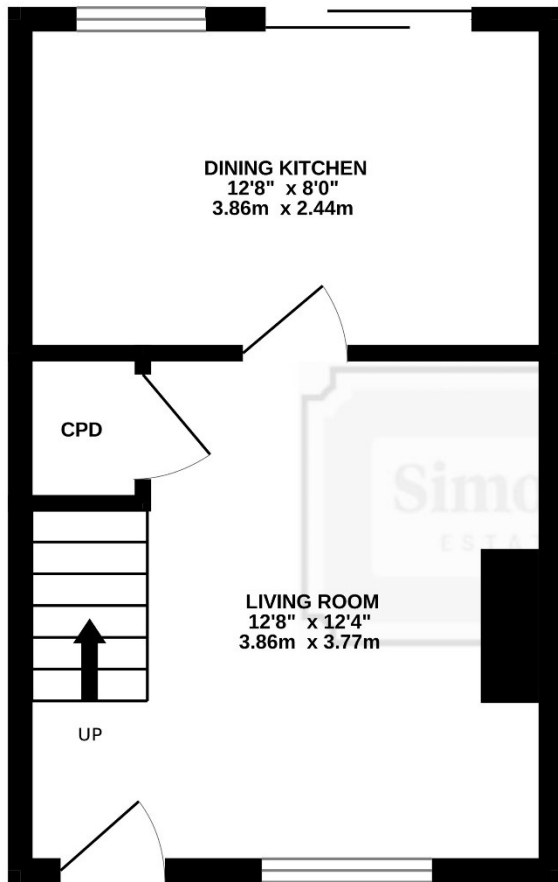


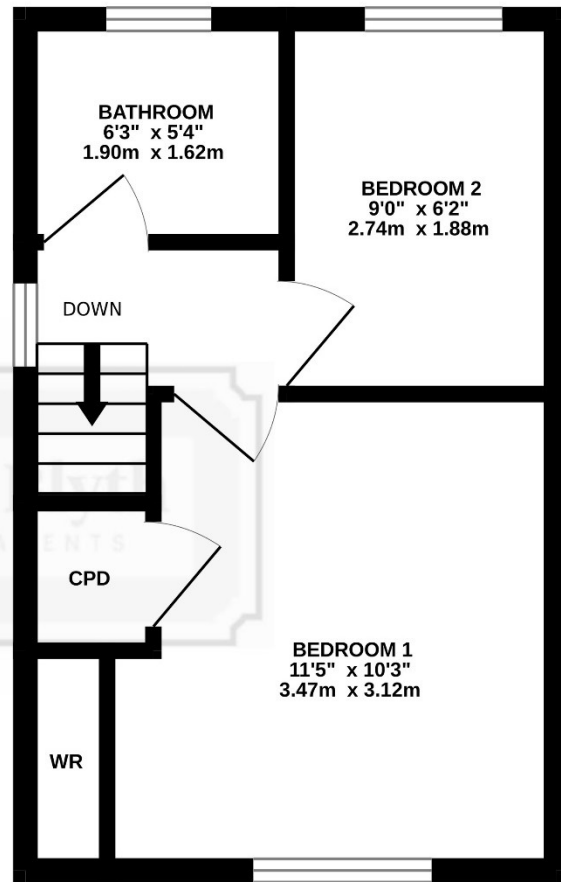


1 Higson Court, Dalton, Huddersfield, HD5 9TG

GROUND FLOOR



1ST FLOOR



HIGSON COURT

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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PROPERTY DESCRIPTION

A modern attractively presented brick built two-bedroom semi-detached house with long driveway, gated part way down together with gardens to front and rear.

The property is situated within a small cul-de-sac and would make an ideal first-time purchase. At present there is a long-standing tenant of approximately 20 years paying £800 per calendar month on a rolling assured short hold tenancy. There is manageable and well-planned accommodation served by a gas central heating system, pvcu double glazing briefly comprising to the ground floor living room and dining/ kitchen with sliding patio doors leading onto the rear garden. First floor landing with two bedrooms and bathroom.

There are local shopping facilities in Dalton and Waterloo together with local schools and accessible for both M1 and M62 motorway networks.

Offers in the region of £170,000

GROUND FLOOR

LIVING ROOM

Measurements- 12'4" x 12'8"

Comfortable and attractively presented reception room which has a pvcu double glazed window looking out over the front garden together with an adjacent composite panelled and frosted double glazed door. To one side a spindled staircase rises to the first floor with useful storage beneath, there is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a feature fireplace with timber surround, conglomerate marble inset and home to a coal effect gas fire which rests on a conglomerate marble hearth. From the living room a door opens into the dining/kitchen.



DINING/KITCHEN

Measurements- 12'8"x
8'0"

This is situated to the rear of the property and has a pvcu double glazed window looking out over the garden together with an adjacent pvcu sliding double glazed patio door. With ceiling light point, wood effect flooring, central heating radiator and fitted with a range of modern base and wall cupboards, drawers, contrasting overlying worktops with tiled splashbacks, inset one and half bowl single drainer sink with mixer tap, four ring gas hob with extractor hood over and electric fan assisted oven beneath, plumbing for automatic washing machine and under counter Hotpoint freestanding fridge and cupboard housing an ideal gas fired central heating boiler.



FIRST FLOOR

LANDING

With pvcu double glazed window to the gable, ceiling light point and central heating radiator. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements – 11'5" X 10'3" measured to wardrobes

A double room with pvcu double glazed window looking out over the front garden, there is a ceiling light point, loft access, central heating radiator, storage cupboard over the bulkhead and with a fitted floor to ceiling sliding door mirror fronted wardrobe.



BEDROOM TWO

Measurements – 9'0" x 6'2"

With a pvcu double glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.



BATHROOM

Measurements – 6'3" x 5'4"

With a ceiling light point, extractor fan, easy clean panelled walls to two elevations which are floor to ceiling in height and fitted with a suite comprising panelled bath with glazed shower screen and electric shower fitting over, vanity unit incorporating wash basin, low w.c and central heating radiator.



OUTSIDE

PARKING

To the left-hand side of the property there is a tarmac driveway which provides off road parking and at the end of the property there are twin braced timber gates which open onto a further enclosed tarmac driveway providing further off-road parking.



GARDENS

To the front of the property there is an open plan lawned garden, planted shrubs and a flagged pathway giving access to the front door, to the left hand side of the driveway there is a small area with planted trees and shrubs whilst the rear garden is enclosed and offers a good degree of privacy and designed to be low maintenance with flagged pathway, gravelled patio and planted trees and shrubs. To one side a timber hand gate opens onto the enclosed section of the driveway. There is also an outside cold-water tap.





ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system with safety check carried out in July 2025

Double glazing- The property has PVCU double glazing

Property tenure – Freehold

Local authority – Kirklees Council

Council tax band – B

Directions- Using satellite navigation enter the postcode HD5 9TG

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



MAIN CONTACTS

T: 01484 651878

W: www.simonblyth.co.uk

E: huddersfield@simonblyth.co.uk

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Wakefield
01924 361631

Huddersfield
01484 651878

Holmfirth
01484 689689

Kirkburton
01484 603399

Penistone
01226 762400

Sheffield
01143 216 590

Barnsley
01226 731730

Pontefract
01977 800259