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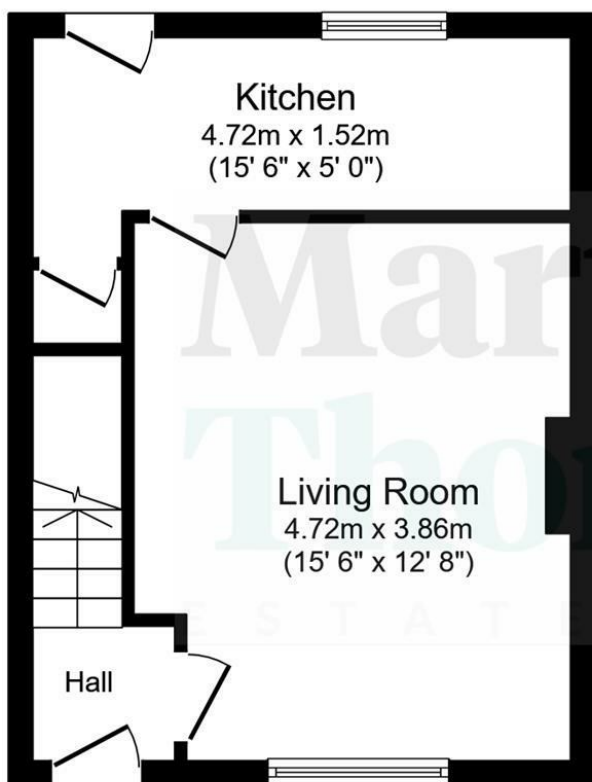
Dalton Fold Road, Dalton Huddersfield,

Offers in the region of
£150,000

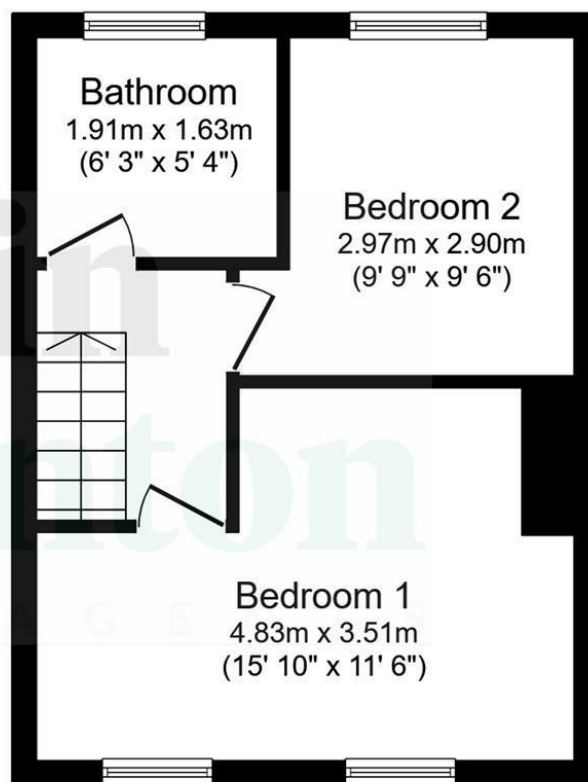
This is a well-appointed, two double bedroom end terraced home in a block of just three properties in this highly accessible location. An internal inspection is highly recommended to appreciate the standard of presentation throughout and the good-sized rear garden. The accommodation comprises an entrance lobby, good-sized living room and kitchen with integrated appliances. There is a useful cellar. On the first floor are two bedrooms and a bathroom with a white suite. The property benefits from a gas-fired central heating system and uPVC double-glazing. Externally, there is a small garden area at the front with perimeter walling. The rear garden is a major selling feature for its overall size.

**Dalton Fold Road, Dalton
Huddersfield,**

Floorplan



Ground Floor



First Floor

Total floor area: 60.0 sq.m. (646 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Dalton Fold Road, Dalton Huddersfield,

Details



Entrance Lobby

An external uPVC door with decorative opaque glazed panels and a matching over-light gives access to the entrance lobby. It is well appointed with neutral decor, herringbone style vinyl flooring and a staircase rising to the first floor accommodation. A panelled door opens into the living room.

Living Room

This good-sized reception room is positioned at the front of the property and has stylish neutral decor. It has a continuation of the herringbone patterned vinyl flooring. There is provision to the chimney breast for a wall-mounted TV and a wall mounted electric fire. The room has wall light points and can easily accommodate a good amount of furniture including a dining/bistro style table. There is a uPVC window to the front elevation and an upright radiator. A panelled door leads through to the kitchen.



Kitchen

The kitchen has been updated in more recent times and has units to high and low levels with worktops, tiled splashbacks and a sink unit with a mixer tap and single drainer. There is an electric fan oven, a four-ring gas hob with a tiled splashback and canopy style filter hood. Integrated appliances include a slimline dishwasher, fridge, washing machine and tumble dryer. Concealed is the boiler for the central heating system. There is a rear uPVC window overlooking the garden, a wall-mounted upright radiator and an external rear uPVC door. This room also has the herringbone patterned vinyl flooring and access down to the cellar.



First Floor Landing

From the entrance lobby, the staircase rises to the first floor landing, which has spindle balustrading, access to loft space and ceiling downlighting.

Dalton Fold Road, Dalton Huddersfield,

Details



Bedroom One

This large double bedroom is positioned at the front of the property and runs the full width of the home. The room is presented to a high standard and can easily accommodate a good amount of freestanding or fitted furniture. It has twin uPVC windows, coving to the ceiling and a radiator.



Bedroom Two

This good-sized double bedroom is positioned at the rear of the property and can accommodate freestanding or fitted furniture. Again, it is presented to a high standard and has a uPVC window and a radiator.



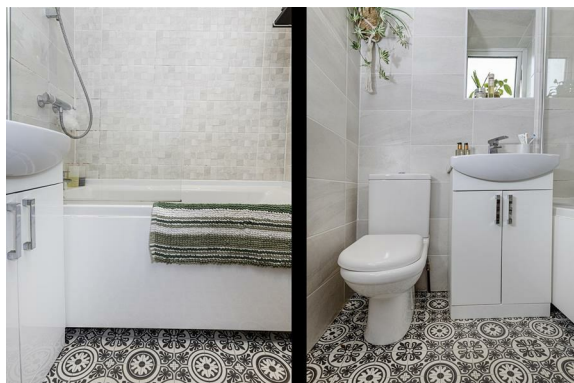
Dalton Fold Road, Dalton Huddersfield,

Details



House Bathroom

The bathroom has a white three-piece suite comprising a bath with curved shower screen and wall-mounted shower fitting, a rectangular hand basin with storage below and a low-level WC. There is tiling to the walls, a panelled ceiling incorporating downlighting and an upright chrome ladder style radiator. There is an opaque uPVC window.



External Details

The size of the rear garden is a rarity for a first home of this nature and a selling feature of the property. It offers lots of scope to maximise its full potential. It has a south-westerly aspect, meaning that it enjoys the afternoon sun. There are paved seating areas, a central block paved pathway with gravel sections on either side, perfect for tubs, pots and planters, etc. Approximately halfway down is a timber fence, which leads to a similarly sized garden area with perimeter fencing. This could be utilised and redesigned/landscaped to purchasers' individual requirements.

The front garden has a low-level stone perimeter wall with heavy stone gateposts. The garden area is block paved for ease of maintenance and is perfect for tubs, pots, planters, etc.



Tenure

The vendor informs us that this property is freehold.

Dalton Fold Road, Dalton Huddersfield,

Directions

