



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 149 Dalton Green Lane, Huddersfield, HD5 9UQ

**Offers In The Region Of £145,000**

ADM Residential are pleased to offer this \*SEMI-DETACHED\* \*EXTENDED\* \*TWO BEDROOM\* property which is well presented throughout with off road parking and gardens to the front, side and rear. Situated in this very popular residential area of Dalton, located close to all local amenities, shops and benefiting from good transport links to Huddersfield Town Centre and motorway network to M62 Leeds, Wakefield and Manchester. Ideal for First Time Buyers and property investors alike, the property boasts uPVC double glazing and gas central heating with accommodation briefly comprising of:- Entrance hallway, spacious lounge leading onto conservatory, large dining kitchen with access to the rear garden. To the first floor landing: two good sized double bedrooms and a house bathroom. Externally there is a hard standing driveway providing ample off road parking and well maintained garden to the front with wrought iron gates. Gated access leads to the rear where there is a mainly laid to lawn garden with patio areas and storage shed. \*\*VIEWINGS ARE HIGHLY RECOMMENDED\*\* to appreciate this generous accommodation on offer! Please call the agent on 01484 644555 to arrange your viewing today.

\*NO CHAIN\* \*VIRTUAL VIEWING ALSO AVAILABLE\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)

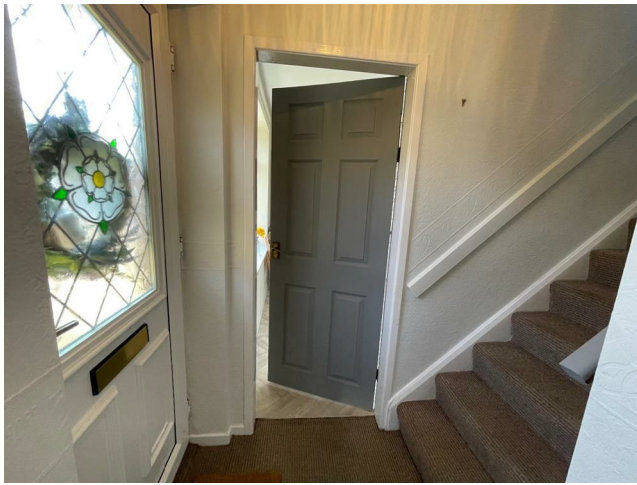




## ENTRANCE

UPVC entrance door leading to:

## HALLWAY



Entrance hallway with staircase rising to the first floor landing with doors leading to:

## DINING KITCHEN



Spacious dining kitchen with uPVC double glazed windows to the front, side and rear aspects. Featuring a matching range of solid wood base and wall mounted units, complimentary roll edge laminate work surfaces and contrasting tiled splash backs, inset ceramic sink unit with drainer and mixer tap. Integral electric oven and four ring gas hob with pull out extractor hood over, plumbing for automatic washing machine and space for fridge freezer. Finished with under stairs storage cupboard, wall mounted gas central heated radiator and vinyl wood effect flooring. UPVC door leads to the rear garden:

## LOUNGE



Set to the front aspect is this well appointed, newly decorated lounge with uPVC double glazed window over looking the front elevation. Featuring a contemporary fire surround with marble effect back and hearth and inset coal effect gas fire. Finished with wall mounted lighting, coved ceiling, T.V.point, telephone point and wall mounted gas central heated radiator. Door leading to:

## CONSERVATORY



A great addition to the property is this conservatory set to the rear aspect, finished with ceiling fan, wall mounted gas central heated radiator, wood effect laminate flooring with patio doors leading to the rear garden:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC window to the rear elevation, useful storage cupboard, access to loft via hatch and wall mounted gas central heated radiator. Doors leading to:

## BEDROOM ONE



A fantastic sized double bedroom with twin uPVC double glazed windows to the front and rear aspect, finished with wall mounted gas central heated radiator:

## BEDROOM TWO



A second good sized double bedroom with uPVC double glazed window to the front aspect, finished with bulk head storage and wall mounted gas central heated radiator:

## HOUSE BATHROOM



A partly tiled house bathroom with opaque uPVC window to the rear elevation featuring brass effect fittings, comprises of a three piece shell style bathroom suite in white, consisting of a panelled bath with shower over, hand was pedestal basin and a low level flush w/c. Finished with extractor fan, wall mounted gas central heated radiator and wood effect flooring:



## EXTERNALLY



The property benefits from a well maintained front garden with flower borders and fenced boundaries with gated access to the driveway via wrought-iron double gates. The driveway provides ample off road parking for one vehicle. Paved area to the side aspect which leads onto the rear boasting a large, mainly laid to lawn garden with flower and shrub borders, fenced boundaries, storage shed and two flagged patio areas perfect for outdoor entertaining in the summer months:

## STORAGE/BOILER ROOM

Accessed via the rear is this useful storage cupboard which also houses the combi-boiler (approximately two years old.)

## Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

## TENURE

This property is Freehold.

## EPC LINK

ON ORDER.

## ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity: Local Area Information: St Josephs Roman Catholic School, Dalton Primary School Huddersfield, Dalton Junior, Infant and Nursery School, Netherhall Learning Campus. Local bus numbers are '370', '371' and '372'

Conveniently located close to the access for Wakefield and Huddersfield town centre, good commuter links

## Sprift Report Key Facts for Buyers

<https://sprift.com/dashboard/property-report/?>

access\_key=32abd1e8abc3e437db66f22ab3e0604a7493c73c2674419b5d9c36b547362ab4

## ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

## DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## COPYRIGHT ADM PARTICULARS

Please Note: Unauthorised reproduction of particulars and photographs prohibited.



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.