



RESIDENTIAL

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25 Dalton Green Lane, Huddersfield, HD5 9YE Offers In The Region Of £140,000

* A FANTASTIC OPPORTUNITY TO PURCHASE* REQUIRED RENOVATIONS* *AMPLE ROOM TO EXTEND* "DON'T MISS OUT ON THIS PURCHASE" An opportunity to purchase this "END OF TERRACE" property with large paved driveway providing ample off road parking for two vehicles. This "THREE" double Bedroom property offers gardens to the front and rear with patio area. Situated in this very popular residential area of Dalton, located close to all local amenities, shops and having good transport links to Huddersfield Town Centre and motorway network to M62 Leeds Wakefield and Manchester. The property boasts double glazing and central heating, briefly comprises of:- Entrance hallway, spacious lounge, dining room and Kitchen. To the first floor landing :three good sized bedrooms and a modern four piece house bathroom suite in white. Externally there is paved driveway providing ample off road parking leading to a detached garage. Gardens to the front and rear. Viewing is highly recommended to appreciate this generous accommodation on offer. Perfect for a renovation project or DIY enthusiast **VIEWINGS ARE HIGHLY RECOMMENDED***

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ENTRANCE SIDE

Entrance side door leading to:

HALLWAY



A reception hallway with staircase leading to the first floor landing, wall mounted radiator, doors leading to: (please note requires modernization)

LOUNGE 13,9 x 11,1 (3.96m,2.74m x 3.35m,0.30m)



A spacious lounge with uPVC window to the front aspect, featuring inset gas fire set within the chimney breast, coved ceilings, and a wall mounted gas central heated radiator: (please note requires modernization)

DINING ROOM 13'7 x 10'6 (4.14m x 3.20m)



This spacious dining room is set to the rear aspect with Upvc window over looking the rear garden, featuring coved ceiling and wall mounted gas fire and gas central heated radiator: (please note requires modernization)

KITCHEN 10'1 x 6'1 (3.07m x 1.85m)

The kitchen is set to the rear aspect with uPVC window overlooking the rear garden, a range of base and wall mounted units in beech wood effect, rolled edged laminated working surfaces, tiled splash backs, inset stainless steel sink unit with drainer and mixer tap, integral electric oven and grill, four ring gas hob and extractor over. Finished with serving hatch and tiled effect vinyl flooring: (please note requires modernization)

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC

window to the side aspect, access to a loft hatch and doors leading to all rooms:

HOUSE BATHROOM



A fully tiled modern house bathroom with Upvc opaque window to rear aspect, featuring a four piece bathroom suite in white with chrome effect fittings. Comprises of:- panelled bath, separate step in shower cubicle, incorporated hand wash vanity basin and low level flush w/c. Finished with wall mounted heated towel rail and panelled ceiling:

BEDROOM ONE



A large double bedroom with uPVC window to the front aspect, featuring fitted wardrobes to one wall and a wall mounted gas central heated radiator:

BEDROOM TWO



A second good sized double bedroom with uPVC window to the rear aspect, built in wardrobes to one alcove and matching dresser, wall mounted gas central heated radiator:

BEDROOM THREE



A third bedroom with uPVC window to front aspect, bulk head storage and wall mounted gas central heated radiator:

EXTERNALLY



The property benefits from a well maintained front garden with stone wall boundaries, gated access to the driveway via wrought-iron double gates. The driveway is set to the side aspect with ample off road parking which leads onto the single detached garage. To the rear a partly flagged patio and laid to lawned area with flower and shrub borders paved paths, hedged and fenced boundaries. Perfect for bistro dining in the summer months.

GARAGE



The property offers a single detached garage with up and over door:

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: 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 communter links

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 Or lettings@admresidential.co.uk

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

Please ask the agents for the detail.

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.

Council Tax Bands

The council Tax Banding is "B "

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

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.

Tenure

This property is (LEASE HOLD OR FREE HOLD) with years from the year

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

BROADBAND INFO

Mobile Coverage EE Vodafone Three O2

Broadband

Basic 6 Mbps Superfast 80 Mbps Ultrafast 500 Mbps



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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