



RESIDENTIAL

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31 Dalmeny Avenue, Huddersfield, HD4 5NN

Asking Price £149,995

"ATTENTION" OFFERED FOR SALE is this generously sized, three bedroom, end town house property with driveway and gardens to the front and rear. Located in this popular residential area of Crosland Moor, ideally situated with easy access to all local amenities, bus routes and schools and near to Blackmoor Reservoir for great walks. The property boasts gas central heating, double glazing, comprises of: Entrance side door, dining kitchen with pantry and spacious lounge. To the first floor: landing, three bedrooms and house bathroom with access to useful loft storage space via pull down ladder. Externally, having driveway to the front and laid to lawn garden with hedged border. To the rear, a large garden with decked area and fenced boundaries. To arrange viewings, please contact ADM Residential on 01484 644555! *NOT TO BE MISSED*

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www.admresidential.co.uk



ENTRANCE DOOR



A uPVC door leads onto the entrance hall with staircase rising to the first floor landing, wall mounted gas central heated radiator and door leading to:

LOUNGE WITH BAY WINDOW 15'6 x 13'5 (4.72m x 4.09m)



A larger than average, very well appointed lounge with uPVC double glazed bay window overlooking the front aspect. Featuring modern fire surround with matching back and hearth, gas fire place, coved ceiling, T.V. point, telephone point and finished with wall mounted gas central heating radiator:

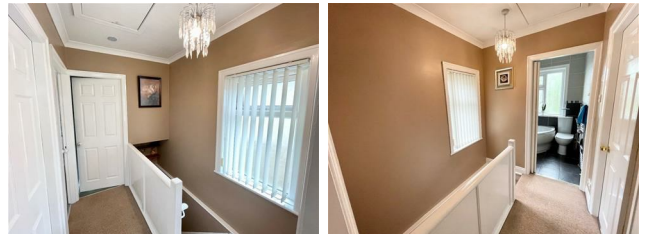
DINING KITCHEN 18'8 x 8'2 (5.69m x 2.49m)



Set to the rear of the property is this good sized dining kitchen with uPVC double glazed windows overlooking the rear garden and onward views. Featuring a matching range of wall and base mounted units with contrasting laminated working surfaces, tiled splash backs, acrylic sink unit and

mixer tap. Features plumbing for a washing machine and a cooker point, access to a useful pantry and ample space for dining table and chairs. Finished with wall mounted gas central heated radiator and vinyl flooring:

TO THE FIRST FLOOR LANDING



To the first floor landing with uPVC window to the side aspect, access to a useful loft hatch and doors leading to all rooms:

BEDROOM ONE 11'9 x 11'8 (3.58m x 3.56m)



A spacious, tastefully appointed master bedroom with uPVC window to front elevation. Finished with fitted wardrobes to one wall, gas central heated radiator:

BEDROOM TWO 10'2 x 10'2 (3.10m x 3.10m)



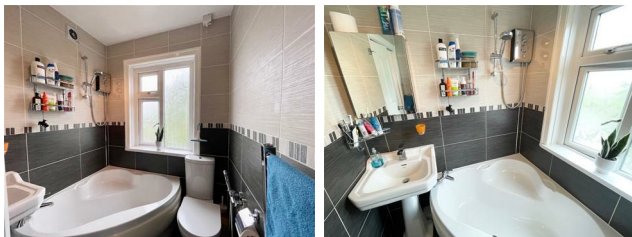
A second double bedroom with uPVC window to rear elevation. Finished with gas central heated radiator:

BEDROOM THREE 9'1 x 5'7 (2.77m x 1.70m)



Third bedroom with uPVC window to rear elevation. Finished with gas central heated radiator:

MODERN BATHROOM



A fully tiled, house bathroom with uPVC window to rear aspect, featuring a three piece bathroom suite in white finished with chrome effect fittings. Comprises of:- panelled corner bath with mixer tap and electric shower over, hand wash pedestal and low level flush w/c. Finished with wall mounted chrome heated towel rail and vinyl flooring:

EXTERNALLY



The property boasts laid to lawn garden to front with driveway to the side offering off road parking with gated access to the side area. To the rear is a split level decked patio with steps descending to the lower lawned area and fenced boundaries. A perfect space for bistro dining in the summer months:

(Please note the area at the bottom of the garden is leased)

ABOUT THE AREA

About the area are as follows: Croslandmoor is a district in the south west of Huddersfield, Croslandmoor begins at the junction of Manchester Road A62. The area looks overlooks the village of Milnsbridge, Golcar and Colne Valley. In Croslandmoor there is a beautiful park called Beaumont Park it is a great place to visit and perfect for long strolls. The park features summer events, band stands, children's play area, basket ball nets and football goal posts.

Primary Schools located in Croslandmoor are Croslandmoor Junior, Infants & Nursery School High Schools in Croslandmoor are Moor End Technology College.

EPC LINK

AWAITING.

Council Tax Bands

The council Tax Banding is " A"

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

Tenure

This property is Freehold. However, the area at the bottom of the garden is leased.

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.

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

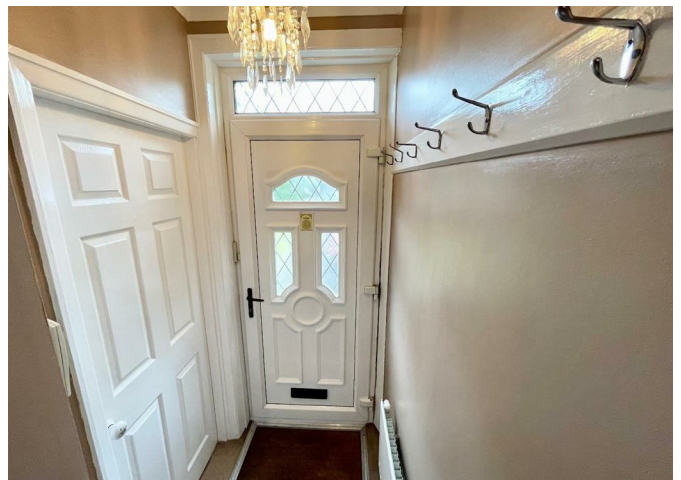
prior to ordering any fixtures, fittings or furnishings.

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.

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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			
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