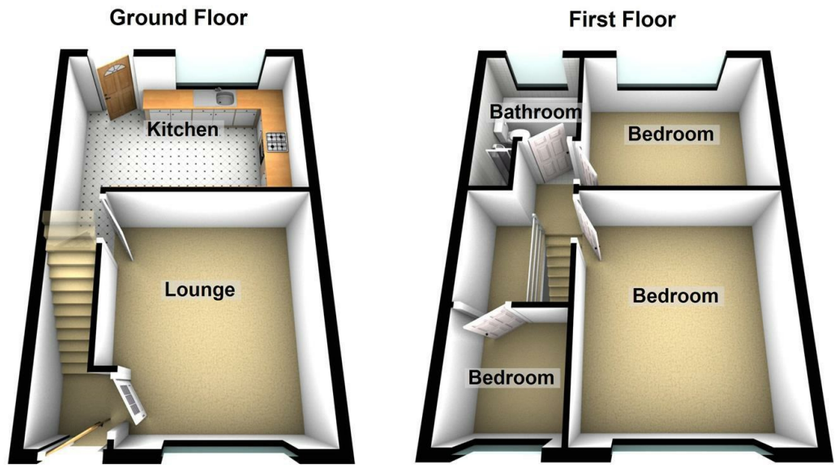
BOULTONS

## Terrain Map

## Hybrid Map

## Terrain Map

## Floor Plan



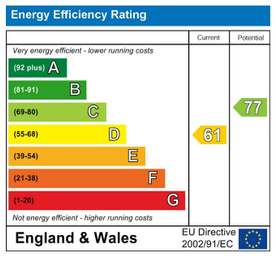

For Illustration Purposes Only, Not To Scale
Plan produced using PlanUp.

**29 Dyson Street, Huddersfield**

## Viewing

Please contact our office on 01484 515029 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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# Dyson Street

Dalton, Huddersfield, HD5 9LT

**Offers Around £175,000**

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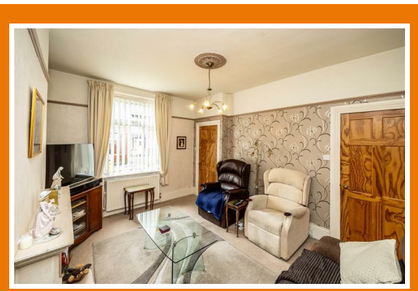
## Offers Around £175,000



*** OPEN TO VIEW SATURDAY THE 6TH OF JUNE @ 10 AM - OPEN HOUSE ***

*** ATTENTION FIRST TIME BUYERS **** “MOVE IN READY” **** WELL APPOINTED ***

This attractive three-bedroom through house offers a delightful blend of comfort and convenience. Well presented and meticulously maintained, the property boasts a comfortable lounge plus a spacious and sociable fitted dining kitchen making this perfect for both relaxation and entertaining guests.

With the first floor extending over the passage, the property provides larger than average accommodation enhancing the living space and creating a practical environment.

There are three well-proportioned bedrooms, making this residence ideal for families or those seeking extra room for guests or a home office. The well appointed house bathroom features a modern four piece suite arrangement and is also most spacious in nature.

A useful keeping cellar provides storage space and the low maintenance rear garden is a lovely outdoor space, offering a good degree of privacy adjoining open green space directly behind the garden and which provides a good area to unwind without the burden of extensive upkeep.

Situated in a most convenient location, the property is within easy reach of daily amenities and the bustling town centre, making it an excellent choice for those who appreciate accessibility. This home is a wonderful opportunity for anyone looking to settle in an established residential community while enjoying modern living with further potential to make your own mark over time.

### ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY
4' x 3'4"

Accessed via a uPVC double glazed front door, staircase rising to the first floor with decorative feature arch over and decorative panelling on display, central heating radiator, cloaks hanging and an internal door leading to the lounge.

#### LOUNGE
13'9" x 12'2" max, 10'6" to chimney breast

The focal point for the room is an attractive coal effect gas fire within a Portuguese limestone surround atop a Portuguese limestone hearth. Picture rail, ceiling rose, central heating radiator, Good levels of natural light via the uPVC double glazed picture window positioned to the front elevation. An internal door leads through to a lobby area which opens up to the dining kitchen, internal door leading to the cellar head and steps descending to the keeping cellar.

#### DINING KITCHEN
15'3" max, x 13'7" to chimney breast check

The kitchen is fitted with a range of base and wall units in a light oak style with stainless steel bar handle trim and with marble effect working surfaces. The kitchen is further equipped with a four ring electric hob and a fitted double oven, provision for additional white goods under the counter tops including plumbing for a washing machine, dishwasher and space for a fridge. There is a stainless steel inset sink unit with mixer tap and draining board plus a wall mounted Worcester boiler. Positioned to the rear elevation is a uPVC double glazed picture window overlooking the rear garden and a uPVC double glazed door with privacy glass inset and matching top light over, central heating radiator.

### LOWER GROUND FLOOR

#### CELLAR
11' x 5'6"

With stone flagged floor, stone keeping table, recessed niche, gas meter, fuse board and electricity meter. Timber framed single glazed window adjacent to a light well, opening up to former coal store.

#### FORMER COAL STORE
5'9" x 3'8"

### FIRST FLOOR

#### BEDROOM 1
14' x 12'3" max, 10'7" to chimney breast

Boasting an attractive period feature fireplace and enjoying good levels of natural light via the uPVC double glazed picture window to the front elevation, central heating radiator.

#### BEDROOM 2
9'9" x 10'9" to robe

With alcove cupboard storage incorporating the hot water cylinder and providing linen storage, overlooking the rear garden and urban green space beyond via the uPVC double glazed window. Central heating radiator.

#### BEDROOM 3
8' x 6'6"

With a uPVC double glazed window positioned to the front elevation, central heating radiator. Loft hatch allowing access to the roof space, not inspected at the time of the appraisal.

#### LANDING
6'6" x 6'7"

A second easily accessible loft hatch gives access to void between the original and suspended ceiling providing a useful storage space.

### OUTSIDE

There is an attractive and easily managed buffer garden to the front, providing a good distance from the roadside with established evergreens and planted pockets. A path to the side gives access via a passage to the rear garden which is a generous and low maintenance patio style garden with raised beds and a right of way for the neighbouring house. At the rear the garden is adjacent to urban green space sitting in between Long Lane and Dyson Street.

### TENURE

We understand that the property is a long leasehold arrangement, although we are informed that no ground rent has been collected for a number of years. Details to follow following further investigation.

### COUNCIL TAX. BAND A.