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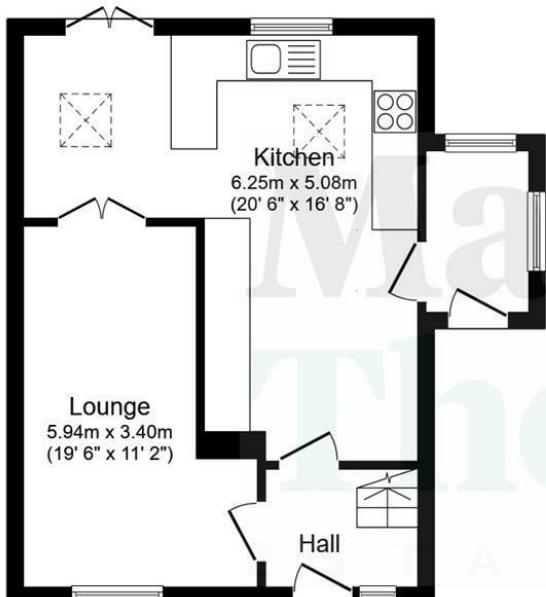
**Windsor Drive, Dalton
Huddersfield,**

**Offers in the region of
£190,000**

This very well-presented two-bedroom semi-detached home is located in a lovely cul-de-sac position. It may prove suitable for a first time buyer looking to access the nearby M62 motorway network, and Huddersfield Town Centre with its railway station, or a family buyer looking to access nearby schooling. The accommodation comprises an entrance hall, living room, open-plan kitchen diner with useful under stairs storage cupboard and side entrance/utility. On the first floor, there are two double bedrooms, the master with access to an en suite shower room, and a house bathroom. There is an attic room that could be used as a work-from-home study. The property benefits from gas-fired central heating and uPVC double-glazing. Externally, there is a hardstanding parking area at the front of the property. At the rear, there is a patio and a lawned garden, benefitting from a southerly aspect.

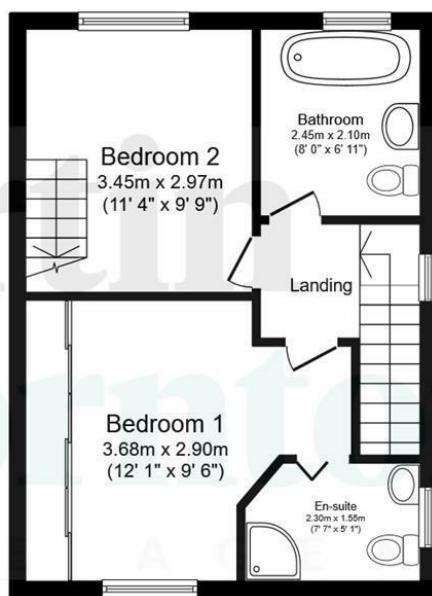


Floorplan



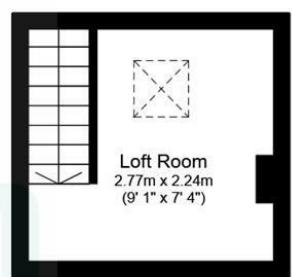
Ground Floor

Floor area 40.5 sq.m. (436 sq.ft.)



First Floor

Floor area 37.4 sq.m. (402 sq.ft.)



Second Floor

Floor area 9.8 sq.m. (105 sq.ft.)

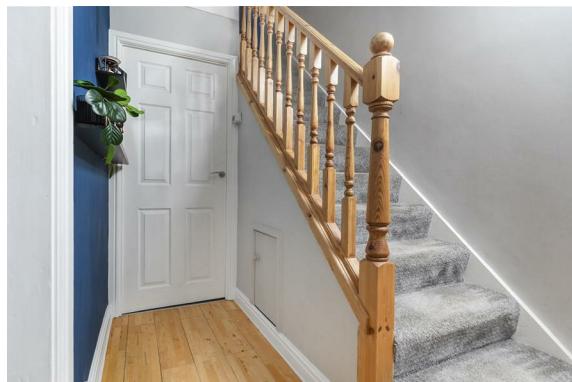
Total floor area: 87.6 sq.m. (943 sq.ft.)

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



Entrance Hall

A timber door with a double-glazed side panel opens to the spacious entrance hall. This has oak style flooring, a ceiling light point and a wall-hung radiator. A staircase leads to the first floor landing and a timber door gives access to the living room.



Living Room

This reception room is positioned at the front of the property and has a uPVC double-glazed window allowing natural light. There is coving to the ceiling, two ceiling light points and a radiator. The focal point of the room is a living flame gas fire. A set of timber and bevelled glazed doors give access to the kitchen/diner.





Kitchen/Diner

This open plan room is positioned at the rear of the property. The kitchen area has a range of wall and base cupboards, drawers, roll-edge worktops with brick stile tiled surrounds and a one-and-a-half bowl stainless steel sink unit. The worktops extend to create a breakfast bar area. Integrated appliances include an oven with a four-ring gas hob above and a canopy style filter hood. There is space for an American style fridge freezer. The room has two Velux windows to the ceiling, ceiling downlighting and vinyl style flooring that continues into the dining area. There is plenty of space for a dining table, a radiator and a ceiling light point. A set of uPVC double-glazed patio doors give access to the rear garden. There is a useful under stairs storage cupboard, home to the central heating boiler. A timber and glazed door gives access to the side entrance/utility.



Side Entrance/Utility

This area has uPVC double-glazed windows to the side and rear elevations. A timber door gives access to the side of the property. It has a ceiling light point, a radiator and plumbing for an automatic washing machine.

First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, where there is coving to the ceiling, a ceiling light point and a uPVC double-glazed window to the side elevation. Access can be gained to the following rooms:





Details

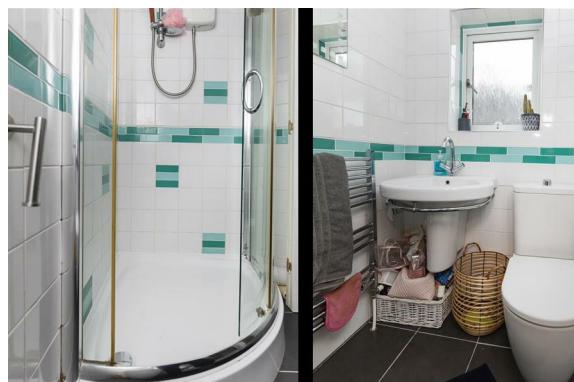
Bedroom One

This double bedroom is positioned at the front of the property and has a pleasant outlook via a uPVC double-glazed window. There is coving to the ceiling, a ceiling light point and a radiator. The room has a floor-to-ceiling fitted wardrobe with sliding mirrored doors. Being the master bedroom, it has the advantage of an en suite shower room.



En Suite Shower Room

This room has a white three-piece suite comprising a corner shower cubicle, home to a mains fed shower, a wall-hung wash hand basin and a low-level WC. There is tiling to the floor, contrasting tiled walls, an extractor fan, a ceiling light point and a chrome ladder style heated towel rail. A uPVC window overlooks the side elevation.





Details

Bedroom Two

This double bedroom is positioned at the rear of the property and has a uPVC double-glazed window overlooking the garden. There is coving to the ceiling, a ceiling light point and a radiator. A staircase leads up to the attic room.



House Bathroom

The bathroom has a white three-piece suite comprising a panelled bath, a wall hung wash hand basin with waterfall style tap and a low-level WC. There is tiling to the floor, contrasting tiling to the walls, a ceiling downlight point, an extractor fan and a chrome ladder style heated towel rail. A uPVC window overlooks the rear elevation.





Details

Attic Room

From the second bedroom, a staircase gives access to an attic room, which could also be an ideal work-from-home study. It has a large Velux window to the rear, under eaves storage and two wall light points.



External Details

At the front of the property, there is a hardstanding area, perfect for off-road parking. Flagged stone steps lead up to the front door and continue around the side of the property to the rear, where there is a wrought iron access gate, a potting shed and an outdoor water point. At the rear, there is a flagged patio seating area, perfect for outdoor entertaining. Stone steps lead up to a lawn with mature shrubbery borders. There is a summer house and the rear garden has the benefit of a southerly aspect.

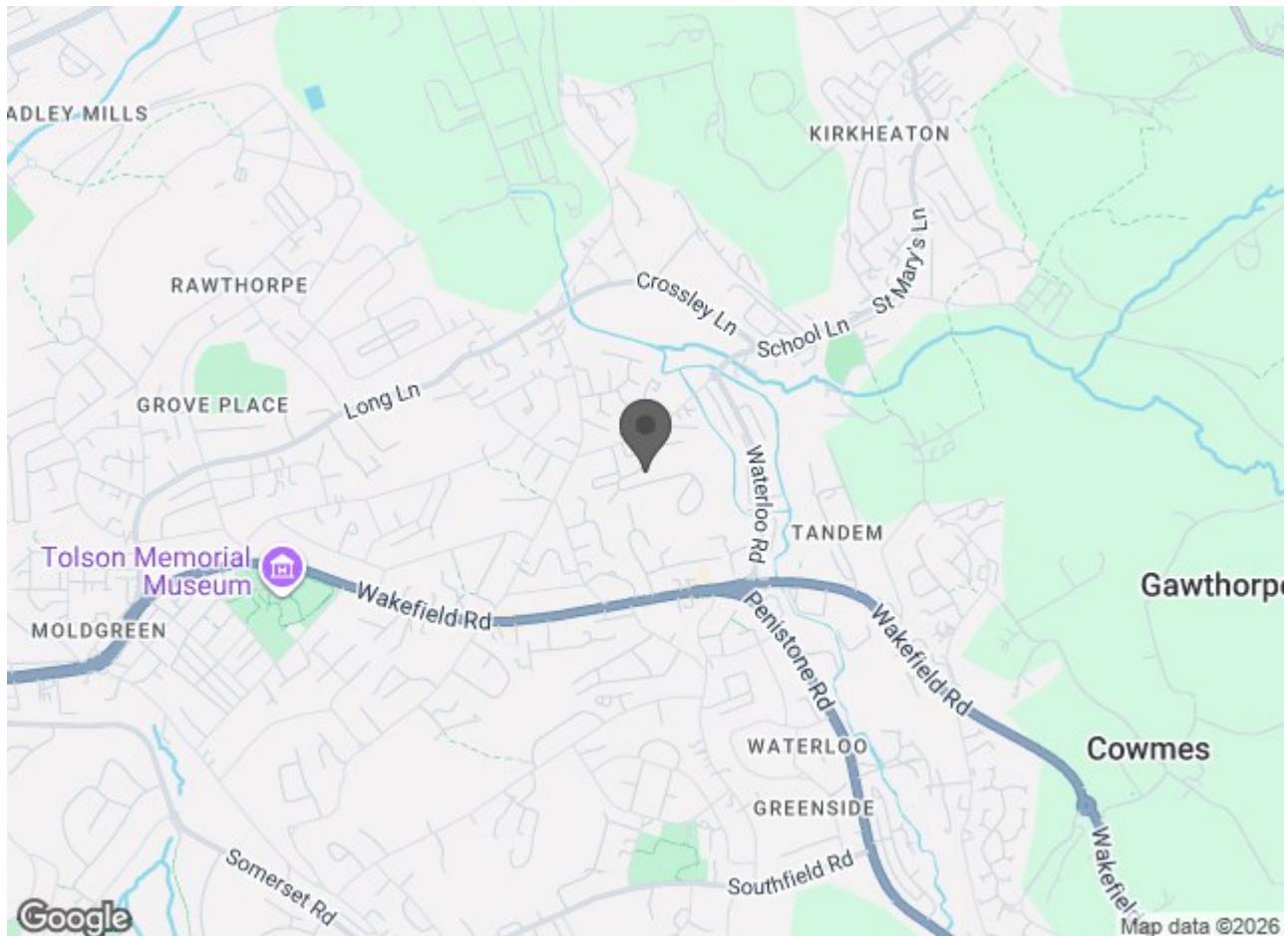


Tenure

The vendor informs us that the property is leasehold and we await further information.

Windsor Drive, Dalton Huddersfield,

Directions



**Martin
Thornton**
ESTATE AGENTS

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