

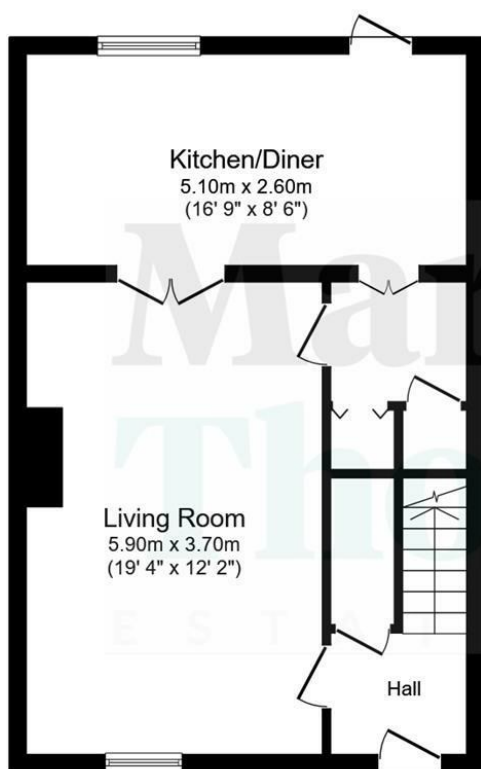
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Greenhead Lane, Dalton Huddersfield,

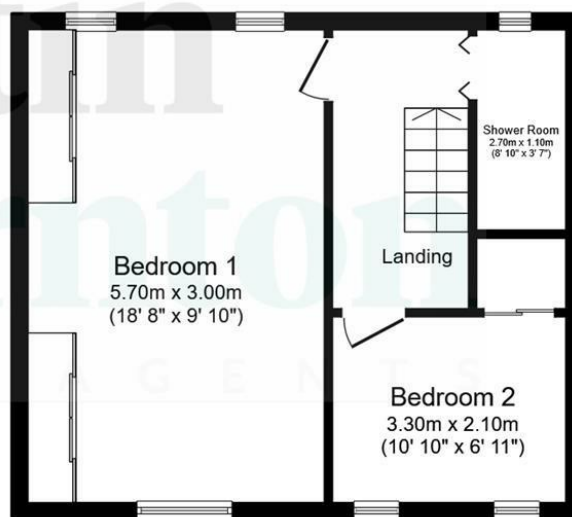
**Offers in the region of
£200,000**

Located to a highly accessible and convenient location between Almondbury and Dalton is this two bedroom terrace cottage with an alarm system and CCTV system to the front and rear. Presented to a high standard throughout the property may well prove suitable to the first time buyer or professional couple looking to access nearby M62 motorway networks, town centre amenities, public transport and local retail. The property comprises; entrance hall with separate cloak room, lounge with access to storage cupboards, kitchen/diner with integrated appliances plus a cellar, to the first floor, two bedrooms and a house shower room. To the front of the property, there is a lovely walled and fenced garden with a feature stone patio, and to the rear there is a flagged patio garden area perfect for outdoor entertaining. The property has a gas fired central heating system and is uPVC double glazed. The property is also offered with vacant possession.



Ground Floor

Floor area 48.1 sq.m. (518 sq.ft.)



First Floor

Floor area 39.6 sq.m. (426 sq.ft.)

Total floor area: 87.7 sq.m. (944 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

Greenhead Lane, Dalton Huddersfield,

Details



Entrance Hall

A uPVC door with decorative double-glazed inserts opens to the spacious entrance hall, which has an exposed timber beam to the ceiling, a ceiling light point and a radiator. There is a useful separate cloakroom, perfect for shoes and coats, with a ceiling light point and an exposed beam to the ceiling. A staircase rises to the first floor landing and a timber door opens to the living room.



Living Room

This particularly spacious reception room is positioned at the front of the property. It has a uPVC double-glazed window, exposed beams to the ceiling, two wall light points, a ceiling light point and a radiator. The focal point of the room is a stove, set to a recessed stone hearth and surround. A timber door leads to an inner landing.



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Inner Landing

The landing has two built-in storage cupboards, one housing the Vaillant central heating boiler. A timber door gives access to the cellar.



Cellar

The useful cellar is ideal for storage and has power and light.

Kitchen/Diner

From the living room, a timber and bevelled glazed door opens to the kitchen/diner, which runs along the rear of the property. It has a range of wall and base cupboards, drawers, roll-edge worktops and a stainless steel sink unit with mixer tap. Integrated appliances include an oven, hob, overlying filter hood, fridge, freezer, dishwasher and washing machine. There are brick style tiled splashbacks, vinyl style flooring, ceiling downlighting throughout and plenty of room for dining furniture. A uPVC double-glazed window provides natural light from the rear elevation and a uPVC door with double-glazed inserts gives access to the rear garden.



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First Floor Landing

From the entrance hall, a staircase gives access to the first floor landing, which has access to loft space, a ceiling light point and a radiator.



Bedroom One

This good-sized master bedroom has a dual aspect with uPVC double-glazed windows to the front and rear elevations. It has fitted wardrobes to the alcoves with various hanging rails and shelving, two ceiling light points and a radiator.



Bedroom Two

This bedroom is positioned at the front of the property and has built-in storage cupboards with shelving. It has an exposed beam to the ceiling, two ceiling light points, a radiator and two uPVC double-glazed windows overlooking the garden.



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Shower Room

The bathroom has a white suite comprising a shower cubicle with a screen, home to a mains shower, a vanity style hand basin with storage beneath and a low-level WC. There is a uPVC window providing natural light from the rear elevation, appropriate tiling to the walls, ceiling downlighting and a radiator.



External Details

At the front of the property, there is a lovely walled and fenced garden with a feature stone patio, perfect for outdoor entertaining. There is a flagged patio area with outside lighting at the rear, and access can be gained to the front of the property via a wrought iron access gate, along with the pathway to the side of the property.



Tenure

The vendor informs us that the property is freehold.

Greenhead Lane, Dalton Huddersfield,

Directions

