

# bramleys

# For Sale

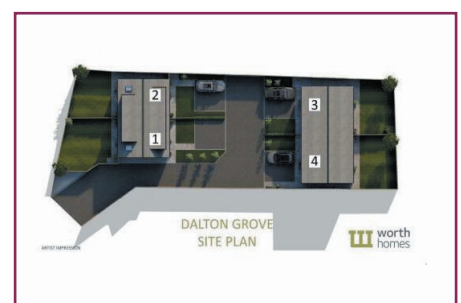
**PLOT 1 DALTON GROVE  
DALTON  
HUDDERSFIELD  
HD5 9LJ**

**RESIDENTIAL SALES**

**£180,000**



- **SPACIOUS SEMI-DETACHED PROPERTY**
- **2 BEDROOMS**
- **3 PIECE BATHROOM**
- **SPACIOUS LOUNGE AND MAGNIFICENT BREAKFAST KITCHEN**
- **GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING**
- **CUL-DE-SAC DEVELOPMENT OF ONLY 4 PROPERTIES**



*This most spacious 2 bedroomed semi-detached property is constructed by locally renowned Worth Homes (Yorkshire) Ltd on this select development of only 4 properties. situated at the head of a residential cul-de-sac with playing fields adjoining, the property will make an ideal purchase for the first time buyer or those looking for a quality home to downsize to. Boasting 2 spacious double bedrooms to the first floor, there is a 4 piece bathroom, spacious reception room and magnificent breakfast kitchen with adjacent utility and downstairs cloakroom. Constructed and insulated to the latest regulations, the property has gas fired central heating, uPVC double glazing, modern fitted bathroom and kitchen with integrated appliances including 4 ring gas hob, in-built oven and fridge/freezer. Please note, all internal photographs of previous developments by Worth Homes (Yorkshire) Ltd.*

**The accommodation briefly comprises:-**

#### **GROUND FLOOR:**

##### **Entrance Hall**

A uPVC double glazed entrance door gives access to the main entrance hall which has a central heating radiator and an access door through to the:-

##### **Lounge**

11'10" x 11'5" (3.607m x 3.470m)

A most spacious family lounge having a central heating radiator and uPVC double glazed window.

##### **Dining Kitchen**

14'1" x 12'6" (4.283m x 3.820m)



Having a range of matching modern floor and wall units with laminated working surfaces. There are a range of integrated appliances including 4 ring gas hob with overhead extractor fan and light and in-built oven and grill, integral fridge/freezer, inset stainless steel sink unit with mixer taps and side drainer, central heating radiator and uPVC double glazed French doors leading directly into the rear gardens. An access door leads to the:-

##### **Dining Kitchen**



##### **Side Entrance Vestibule**

Having a uPVC double glazed entrance door and giving access to the:-

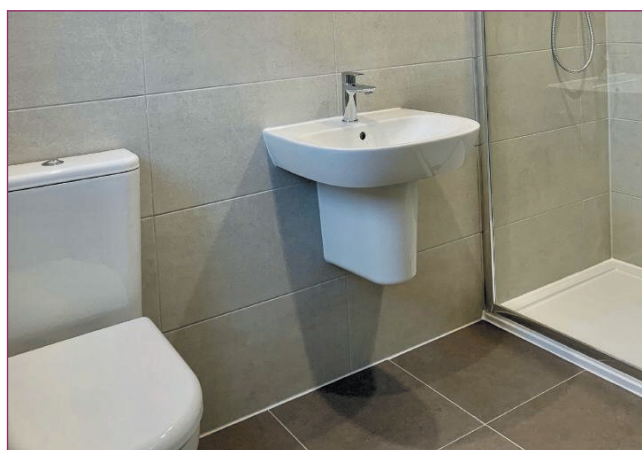
##### **Utility Room**

4'6" x 3'3" (1.383m x 1.118m)

Being plumbed for an automatic washing machine and having a uPVC double glazed window.

##### **Cloakroom/WC**

Having a central heating radiator, uPVC double glazed window and hand wash basin.





## FIRST FLOOR:

### Landing

A staircase rises to the first floor landing which in turn leads to the:-

### Master Bedroom

12'6" x 11'3" (3.808m x 3.445m)

A most spacious double bedroom having uPVC double glazing and central heating radiator.

### Bedroom 2

14'10" x 8'9" (4.520m x 2.658m)

A most spacious double bedroom having a central heating radiator and uPVC double glazed window.

### Bathroom

Having a 3 piece suite comprising low flush toilet, pedestal wash basin and panelled bath with overhead shower. There is a chrome ladder style radiator and Velux window.



## OUTSIDE:

The property has a double width parking apron to the front and there are lawned gardens to both the front and rear.

## COUNCIL TAX BAND:

TBC

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## VIEWING:

Contact the agents.

## MORTGAGES:

Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## ON-LINE CONVEYANCING SERVICES:

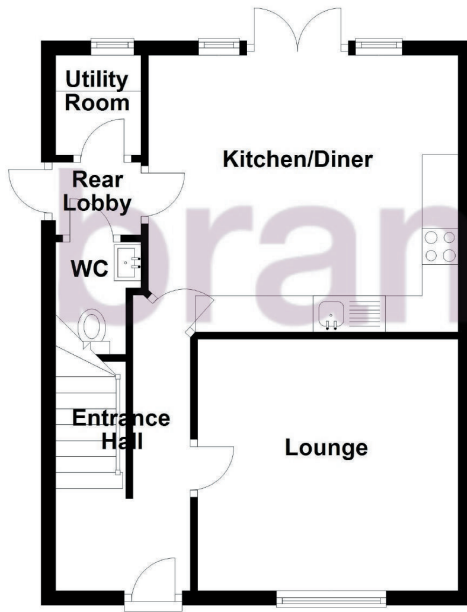
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## DIRECTIONS:

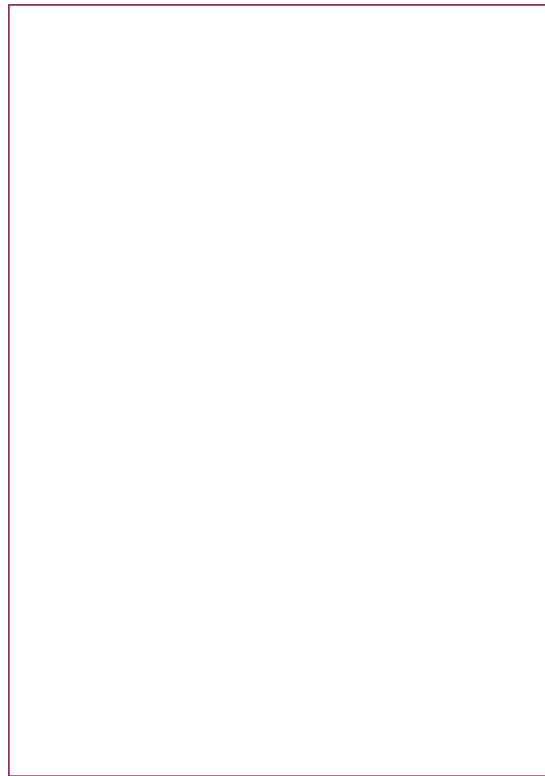
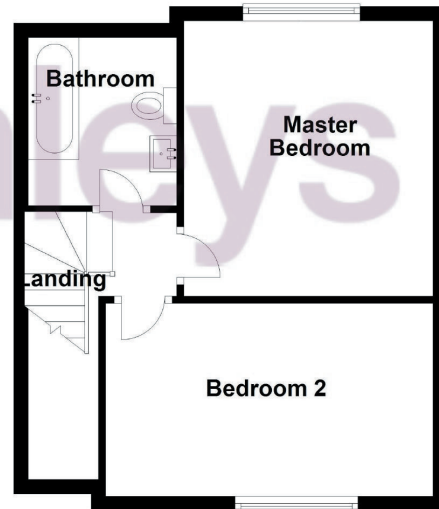
Leave Huddersfield via Wakefield Road (A629) to the traffic lights at Aspley, continue along the main road to the traffic lights at Moldgreen and take the left hand fork into Broad Lane. Continue along this road which automatically becomes Long Lane and after a short distance Dalton Grove can be found on the left hand side. The development land can be found at the end of the cul-de-sac on the right hand side.



## Ground Floor



## First Floor



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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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