

# bramleys

# For Sale

**PLOT 3 DALTON GROVE  
DALTON  
HUDDERSFIELD  
HD5 9LJ**

**RESIDENTIAL SALES**

**£215,000**



- **SPACIOUS SEMI-DETACHED PROPERTY**
- **3 BEDROOMS**
- **EN SUITE TO MASTER BEDROOM**
- **SPACIOUS LOUNGE AND MAGNIFICENT DINING KITCHEN**
- **GAS FIRED CENTRAL HEATING AND UPVC DOUBLE GLAZING**
- **CUL-DE-SAC DEVELOPMENT OF ONLY 4 PROPERTIES**



*This most spacious 3 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 boasts en suite facilities to the master bedroom and has a spacious lounge and magnificent dining kitchen. In addition, the property has a ground floor cloakroom, utility room and a 3 piece family bathroom to the first floor. The property has a magnificent fitted kitchen with integrated appliances and would make an ideal purchase for those with a young and growing family. Constructed and insulated to the latest regulations, the property has gas fired central heating and uPVC double glazing. 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:-

##### **Cloakroom/wc**

Having a 2 piece suite comprising low flush toilet and hand wash basin. There is a central heating radiator and uPVC double glazed window.

##### **Lounge**

16'4" x 10'7" (4.983m x 3.230)

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

##### **Dining Kitchen**

16'4" x 13'4" (4.983m x 4.060m)

A most spacious dining kitchen 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 side drainer, central heating radiator and uPVC double glazed window and French doors leading directly into the rear gardens.



##### **Utility Room**

6'5" x 5'3" (1.950m x 1.613m)

Accessed from the entrance hall and having base cupboards with inset stainless steel sink unit and being plumbed for an automatic washing machine.

#### **FIRST FLOOR:**

##### **Landing**

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

##### **Master Bedroom**

16'2" max / 10'6" min x 12'8" (4.945m max / 3.197m min x 3.874m)

A magnificently proportioned master bedroom having a uPVC double glazing and central heating radiator. An access door leads to the:-

##### **En Suite Shower Room**

Having a 3 piece suite comprising low flush toilet, pedestal wash basin and shower cubicle. There is a chrome ladder style radiator and uPVC double glazed window.



### Bedroom 2

13'0" x 11'3" (3.972m x 3.441m)

Having a central heating radiator and uPVC double glazed window.

### Bedroom 3

9'10" x 8'0" (2.985m x 2.441m)

Having a central heating radiator and uPVC double glazed window.

### Family Bathroom

Having a 3 piece suite comprising low flush toilet, hand wash basin and panelled bath. There is a chrome ladder style radiator and uPVC double glazed 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.**

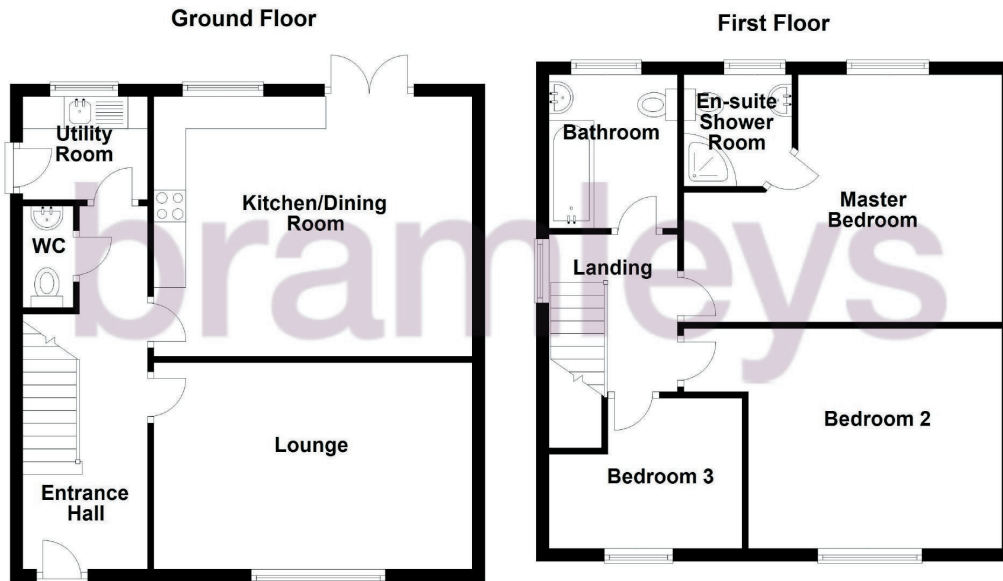
### ON-LINE CONVEYANCING SERVICES:

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.





## bramleys.com

### 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

14 St Georges Square, Huddersfield HD1 1JF  
t: 01484 530361 | e: info@bramleys1.co.uk

Suite 2.09 University Business Centre, Piece Mill,  
27 Horton Street, Halifax HX1 1QE  
t: 01422 260000 | e: halifax@bramleys1.co.uk

12 Victoria Road, Elland HX5 0PU  
t: 01422 374811 | e: elland@bramleys1.co.uk

110 Huddersfield Road, Mirfield WF14 8AF  
t: 01924 495334 | e: mirfield@bramleys1.co.uk

27 Westgate, Heckmondwike WF16 0HE  
t: 01924 412644 | e: heckmondwike@bramleys1.co.uk