

122 Long Lane,
Dalton HD5 9LL

OFFERS AROUND
£279,950



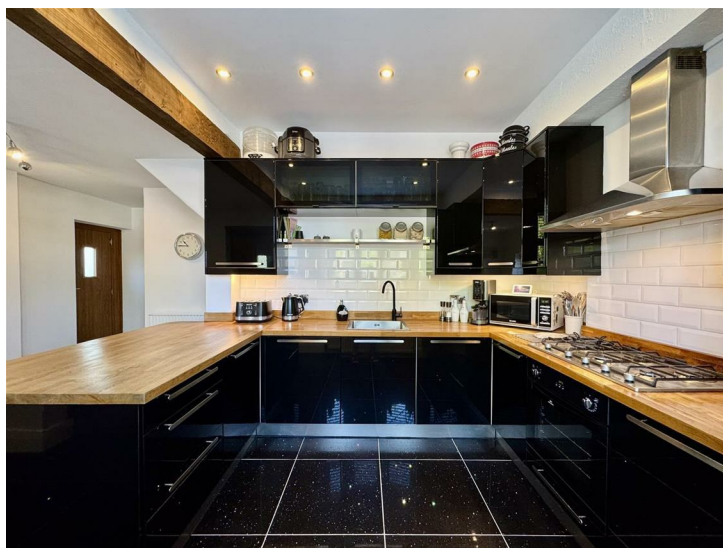
THIS BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS STYLISH AND SPACIOUS LIVING ACCOMMODATION, A "WOW" FACTOR GARDEN WHICH IS LOVINGLY LANDSCAPED, A LARGE SUMMERHOUSE AND DRIVEWAY FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

DINING KITCHEN 18'11" max x 16'11" max

Spanning the front of the property, this stunning dining kitchen really is the heart of the home. Having not only a beautifully appointed kitchen but space for informal and formal dining. The kitchen area is fitted with black gloss base and wall units with undercounter lighting, contrasting oak worktops and an inset stainless steel sink with mixer tap over. Integrated appliances include a five ring gas hob with extractor over, an electric oven, fridge freezer and a dishwasher. A breakfast bar separates the space, beautiful granite tile flooring runs underfoot through to the dining area which has space for a dining table and chairs. There is spotlighting and exposed beams to the ceiling, a large bay style window gives a view over the drive and doors open to the cellar head and to the lounge. An external door opens to the side of the property.



UTILITY CELLAR 15'11" max x 9'10" max

Accessed from the dining kitchen, stone steps descend to the good size cellar which provides extra storage, plumbing for a washing machine, space for a tumble dryer and extra freezer space if required.

LIVING ROOM 19'3" max into bay window x 17'2" max

This tastefully decorated lounge has two feature windows and a large bay window allowing an abundance of natural light to flood through and incorporating a patio door which opens out to the raised decking giving a fantastic view over the garden. There is plenty of space for freestanding furniture. An inset fireplace with a marble hearth houses a lovely log burning stove. A feature panelled wall with LED lighting adds a lovely focal point to the room. There is a Wi-Fi controlled spot lighting and coving system to the ceiling and herringbone effect laminate flooring flows underfoot. Doors lead back to the dining kitchen and through to the stairs.



FIRST FLOOR LANDING

A staircase with a timber balustrade ascends to the first floor landing which has space for freestanding furniture and a window gives pleasant views. Doors lead through to three bedrooms, the bathroom and a carpeted staircase rises to another bedroom.



BEDROOM ONE 13'8" max into bay x 12'5" max

Positioned at the rear of the property with wonderful garden views from its bay style window is this generous size and beautifully presented double bedroom with ample space for freestanding bedroom furniture and spotlighting to the ceiling. A door leads to the landing.



BEDROOM TWO 10'7" max x 9'11" max

Neutrally decorated and positioned at the front of the property, this light and airy double bedroom has fitted storage cupboard with shelving, space for freestanding bedroom furniture and a door leads to the landing.



BEDROOM THREE 9'1" apx x 5'7" apx

Currently used as a dressing room this bright single bedroom has room for freestanding furniture, a handy storage cupboard, laminate underfoot, spotlights to the ceiling and a window gives an outlook over the street scene below. A door leads to the landing.



LOFT ROOM 19'5" max x 7'2" max to eaves

Nestled in the eaves this charming and versatile room provides space for freestanding furniture, full length eaves storage to both sides, a side facing window and a Velux window giving elevated views. There is laminate flooring underfoot, spotlighting and exposed beams to the angled ceiling. Stairs ascend to the first floor landing.



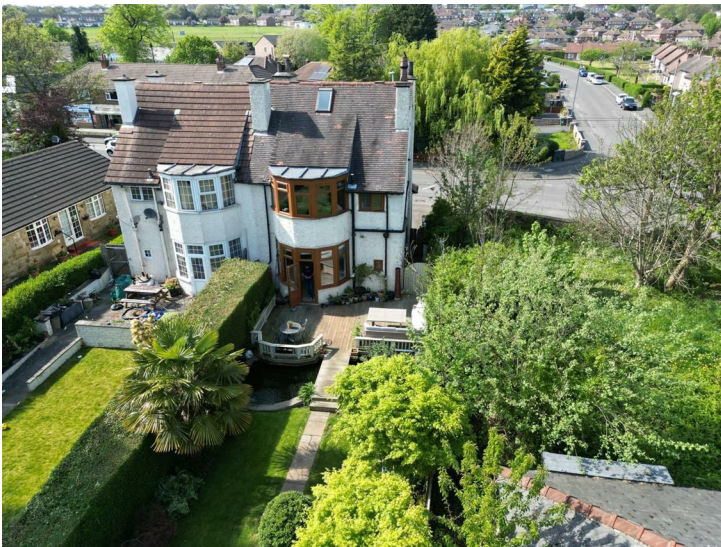
BATHROOM 8'11" apx x 5'10" apx

Recently fitted, this elegant bathroom has a white suite with stylish brushed brass fittings throughout. Comprising of a bath with shower over and glass screen, low level W.C, a hand wash basin sat on a large vanity unit with mixer tap and a towel radiator. The room is partially tiled with attractive wall tiles, a feature inset shelf and complimentary marble tile flooring underfoot and spotlighting to the ceiling with an obscure window allowing natural light to flood the room. A door leads to the landing.



REAR GARDEN

Prepare to be amazed... newly fitted raised decking adjoins the property which has ample space for outdoor dining and entertaining guests, There is space for garden furniture and a timber deck extends over a tranquil pond offering picturesque views over the water and the garden beyond. A beautifully landscaped lawn with vibrant flower bed borders also features a mature palm tree. To the bottom of the garden is a well established vegetable plot with an apple tree, cherry tree and space for a greenhouse if desired. Paving leads to a large summer house / home office.



SUMMER HOUSE / HOME OFFICE

This fantastic summerhouse has electric, power and could be used for an array of purposes such as a home office, work shop or a teenage retreat. This space features a log burning stove, air conditioning unit and its own alarm. A raised veranda gives space to sit out and a wonderful view over the garden and back to the house.

EXTERNAL FRONT AND DRIVEWAY

To the front of the property there is a driveway for multiple vehicles with a security post. A timber gate opens to a passage which leads through to the rear garden.



***MATERIAL INFORMATION**

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band B

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Driveway

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY: There has been structural alterations to the property prior to the current vendors ownership.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

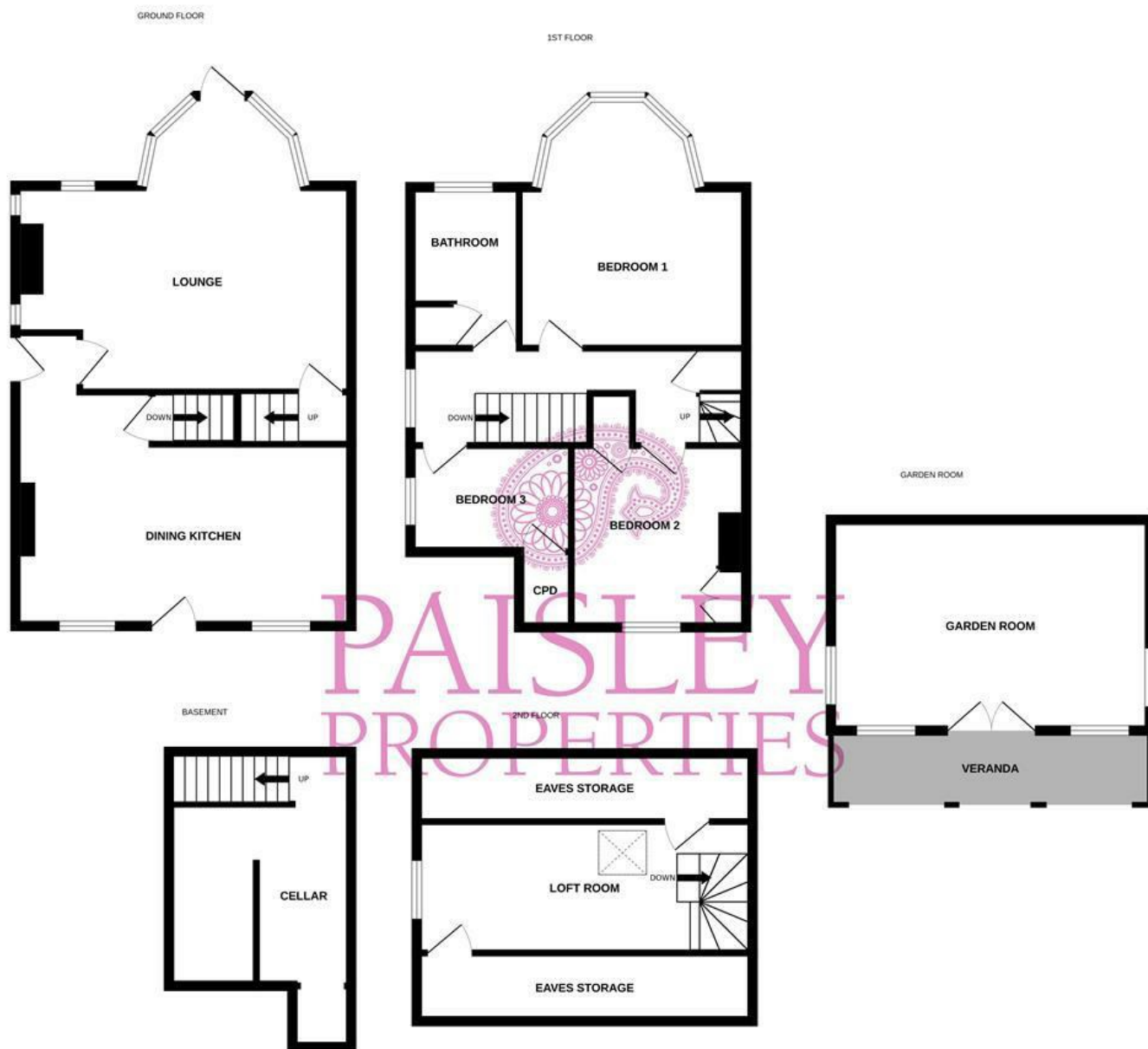
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

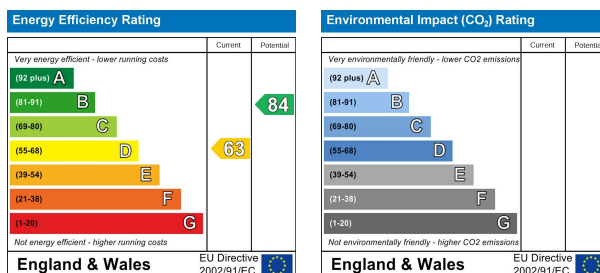
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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