97 Grosvenor Road, Dalton HD5 9HZ

OFFERS AROUND
£159,950















NO CHAIN THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME HAS BEEN LOVED FOR MANY YEARS, BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, GOOD SIZE GARDENS AND A DRIVEWAY.

NON STANDARD CONSTRUCTION / FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALL




You enter the property through a Upvc door into a welcoming entrance hall with space to remove outdoor clothing. Stairs ascend to the first floor landing and a door opens to the living room.

LIVING ROOM 19'9" max x 9'10" max




Flooded with natural light, this nicely presented, dual aspect living room has ample space for freestanding lounge and dining furniture if desired. A feature inset fireplace gives a lovely focal point to the room and doors open to the kitchen and back through to the entrance hall.

DINING KITCHEN 9′9″ max x 9′2″ max





The dining kitchen has a range of wall and base units, complementary work surfaces with tile splashbacks and a stainless steel sink and drainer with a mixer tap over. Integrated appliances include an electric oven, a four ring gas hob with an extractor fan above and plumbing for a washing machine. To the side of the kitchen is space for a table and chairs. Vinyl flooring flows underfoot and a window gives a pleasant view over the rear garden. A door opens to a utility/cloak room and a door leads back through to the living room.

UTILITY / CLOAKROOM 9'4" max x 6'0" max



Located off the kitchen is this handy space ideal for a freestanding fridge freezer, a tumble dryer and extra storage. Vinyl flooring flows underfoot and an external stable door opens to the side of the property.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a storage cupboard housing the boiler and doors open to three bedrooms and the shower room. A hatch gives access to the loft.

BEDROOM ONE 13'6" max x 9'11" max





Positioned at the front of the property, this well presented and generous size double bedroom has a view over the street scene below. The room benefits from an integrated wardrobe and space for bedroom furniture. A door leads to the landing.

BEDROOM TWO 12'6" max x 5'10" max



Another good size double bedroom with space for freestanding bedroom furniture. A window offers a view over the properties rear garden and a door leads to the landing.

BEDROOM THREE 10'8" max x 6'0" max



Located at the front of the property, this well proportioned single bedroom could also lend itself as a home office if required. There is room for freestanding furniture and an integrated wardrobe space. A door leads to the landing.

SHOWER ROOM 6'7" max x 5'4" max





This attractive shower room comprises of an adapted walk in shower with pull down seating, a pedestal hand basin and a low flush W.C. The room is partially splash boarded and has complementary vinyl flooring underfoot. There is an obscure glazed window and a door leads to the landing.

REAR GARDEN





The generous and well established rear garden, offers a charming blend of paved seating areas, flowerbeds and a perfect space for a vegetable garden. There is space for outdoor entertaining and plenty of room for a timber outbuilding.



EXTERNAL FRONT AND DRIVEWAY





To the front, double wrought iron gates open to the driveway which is complemented by beautifully manicured flower beds to either side, thoughtfully planted with a variety of mature shrubs, greenery and colourful flowers, creating an attractive and welcoming approach to the property.

***MATERIAL INFORMATION**
TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with this property.

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

PROPERTY CONSTRUCTION:
System built / Concrete

PARKING:
Driveway

RIGHTS AND RESTRICTIONS:
The solar panels are on a lease agreement. No fee.

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property / There are no known structural defects to the property

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 / Solar Panels
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
AGENT NOTES:

Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

References to the Tenure of the property are based upon information obtained from Land Registry. However 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. *

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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.

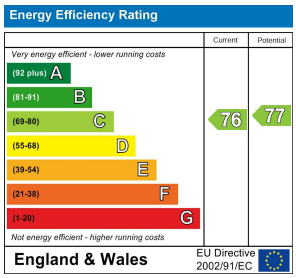
GROUND FLOOR

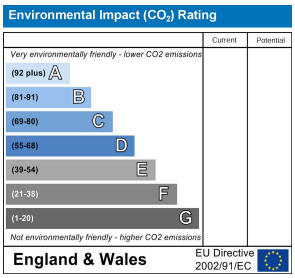
1ST FLOOR



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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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