10 Felcote Avenue, Dalton HD5 8DR

OFFERS AROUND £235,000















BEAUTIFULLY PRESENTED THROUGHOUT AND WITH PLEASANT FAR REACHING VIEWS, THIS TWO BEDROOM SEMI DETACHED BUNGALOW BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, ATTIC SPACE WITH POTENTIAL, LOVINGLY LANDSCAPED GARDENS AND A DRIVEWAY WITH A CAR PORT.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY




You enter the property through a composite security door into this welcoming entrance hallway which provides space to remove outdoor coats and shoes. There is space for freestanding furniture and doors lead through to the dining kitchen, living room, two double bedrooms and the bathroom. A hatch with a pull down ladder gives access to the attic room.

DINING KITCHEN 16′10″ max x 16′3″ max




The spacious and dual aspect dining kitchen offers a wonderful open-plan space, perfectly suited to both everyday family life and entertaining. Fitted with an attractive range of mussel shaker-style units, complemented by wood-effect worktops with matching upstands, the kitchen features a generous peninsula island with additional storage and seating potential. There is ample worktop space and integrated appliances include an electric oven and grill, a four ring induction hob with extractor over and a fridge freezer. There is plumbing for a washing machine. The dining area sits alongside French doors opening out to the garden, allowing plenty of natural light to flow through and creating a lovely connection between indoor and outdoor living. There is also a versatile area currently utilised as a home office, adding further flexibility to this impressive space. A door opens to the entrance hallway.






LIVING ROOM 15'3" max x 13'11" max




This light and airy reception room has a window overlooking the front lawn and pleasant far reaching views beyond. The room is neutrally decorated and features a coal effect gas fire with a marble fireplace and hearth creating a lovely focal point to the room. The room offers ample space for free standing living room furniture and a door opens to the entrance hallway.

BEDROOM ONE 12'0" max x 10'4" max




Well presented and with far reaching views is this double bedroom which benefits from a bank of sliding wardrobes and fitted furniture including a storage cupboard with shelving, drawers and bedside cabinets. A door leads through to the hallway.

BEDROOM TWO 10'4" max x 8'6" max




Situated to the rear of the property with a view over the garden, this lovely double bedroom has space for freestanding furniture and fitted wardrobes with a dressing table. A door leads through to the hallway.

BATHROOM 6'9" max x 6'4" max





This stylish house bathroom has a bath with shower over and a glass screen, a floating vanity hand wash basin with mixer tap and a low level W.C. There is appealing tiling to the walls with complementary tile underfoot, a chrome towel radiator, spotlights to the ceiling and a rear obscure window allows light to flow through the space. A door leads to the landing.

ATTIC ROOM 22'11" max x 10'4" max





Accessed via a pull down ladder from the entrance hallway is a timber-clad attic room which has been used previously as a home office, but offers great potential subject to relevant permissions. The room has power, heating, features a Velux window and is completed with clever built-in storage options tucked neatly into the eaves.

REAR GARDEN





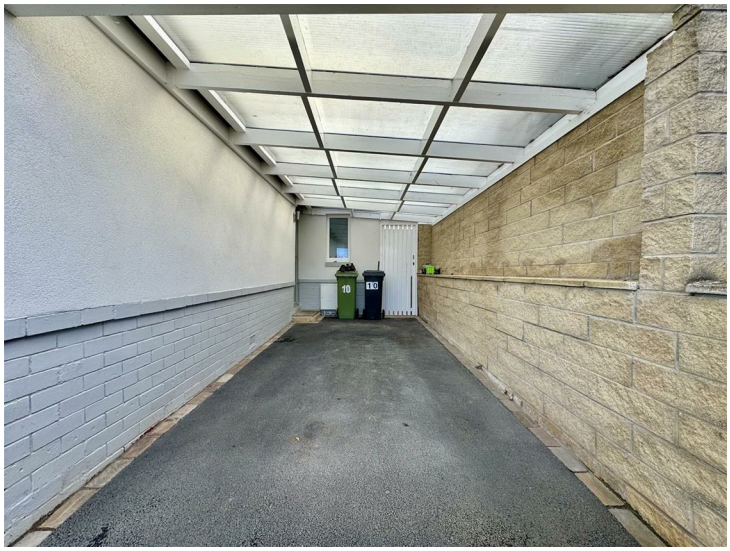
The enclosed rear garden is a lovely outdoor space, featuring a delightful patio area accessed directly through French doors from the dining kitchen, creating a seamless connection between indoor and outdoor living. Beyond, a low-maintenance artificial lawn is bordered by colourful raised flower beds. Enclosed by fencing for privacy, this inviting garden is ideal for relaxing, entertaining and enjoying the warmer months with minimal upkeep. A timber door opens to a covered storage area at the side of the property leading to the driveway and an outbuilding provides storage and houses the 4yr old boiler.





EXTERNAL FRONT AND DRIVEWAY





A driveway leads to the side of the property to a car port providing parking for two vehicles and neatly maintained landscaped lawns sit to the side with well-stocked flower beds and established planting. An ideal space to sit out and enjoy the pleasant far reaching views.





***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

PARKING:
Driveway / Carport

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
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
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
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Please note information within our sales particulars has been provided by the vendors. Paisley Properties have 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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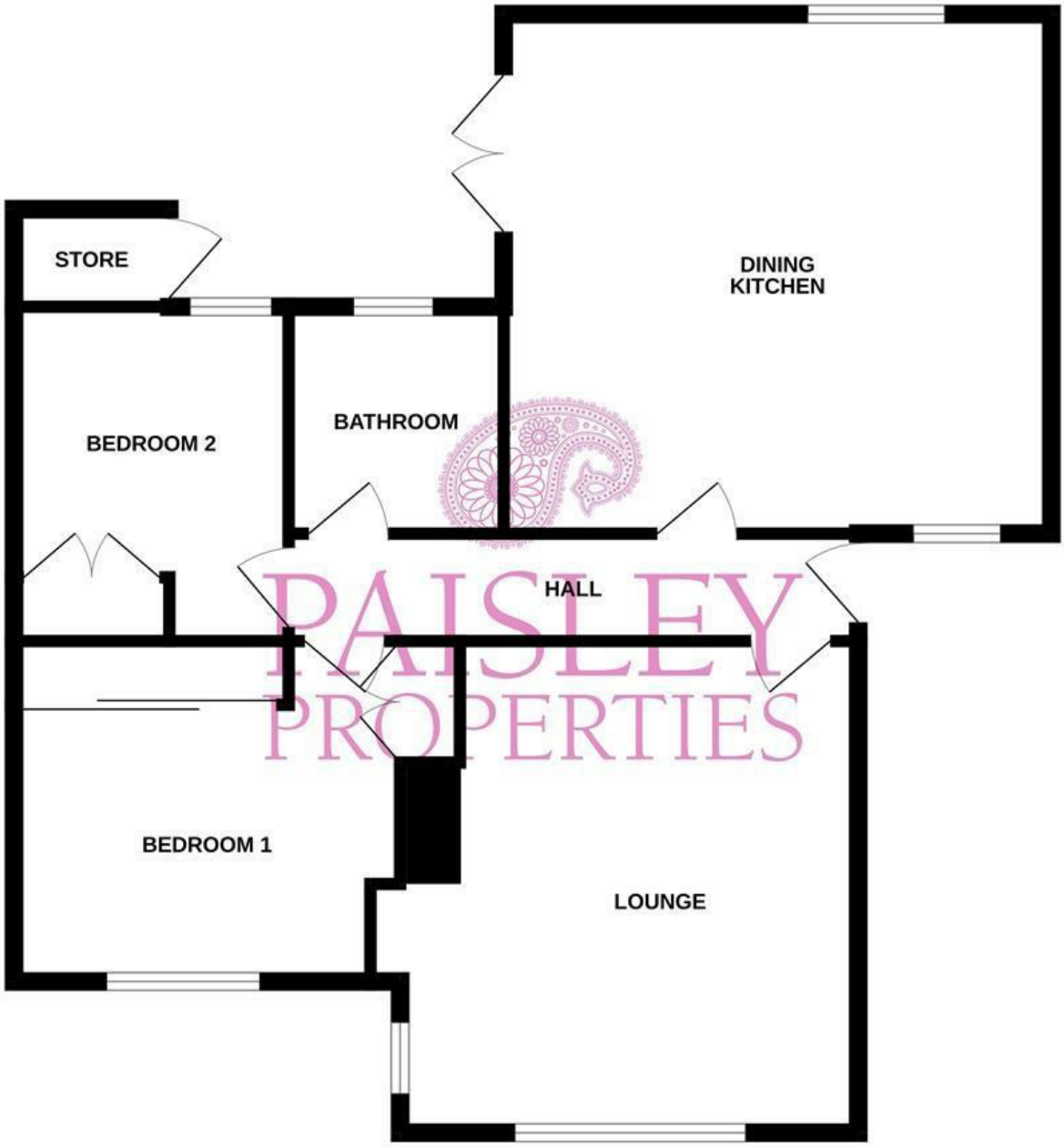
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.



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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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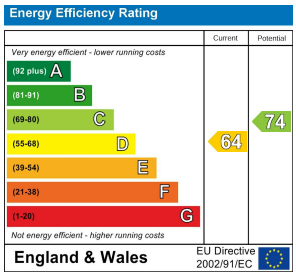

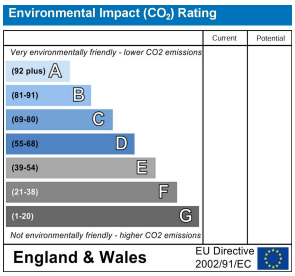

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