3 Coule Royd,
Dalton HD5 9RF

OFFERS AROUND
£135,000















LOVED FOR MANY YEARS AND BURSTING WITH POTENTIAL, THIS TWO BEDROOM SEMI DETACHED HOME BOASTS SPACIOUS LIVING ACCOMMODATION, GENEROUS SIZE GARDENS AND ON STREET PARKING.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING E

PAISLEY
PROPERTIES

ENTRANCE HALLWAY




You enter through a upvc door into this spacious and welcoming entrance hallway with two handy understairs storage cupboards. Doors lead through to the living room, kitchen and a staircase with a timber balustrade ascends to the first floor landing.

LIVING ROOM 14'11" max x 11'0" max




This generous size reception room is flooded with natural light through its dual aspect windows which offer a pleasant view over the front and rear garden. There is ample space for living room furniture and has a gas fire with a back boiler and stone surround. A door leads through back to the entrance hallway.

KITCHEN 12'0" max x 9'10" max




The dining kitchen has a window overlooking the rear garden and has a range of wall and base units with tile splash backs, complementary work surfaces and a composite sink and drainer with mixer tap over. There is space for a gas oven, a fridge, a freezer and for a washing machine. To the side of the kitchen are two feature archways and space for a small dining table and chairs. A door leads back through to the entrance hallway.

FIRST FLOOR LANDING




Quarter landing stairs with a front window ascend to the first floor landing. Doors open two good size bedrooms, the bathroom, a separate W.C a storage cupboard housing the water cylinder and a hatch gives access to the loft.

BEDROOM ONE 14′11″ max x 10′11″ max




This spacious and dual aspect double bedroom has ample room to accommodate freestanding furniture. Windows overlook the front garden and the rear garden. A door leads through to the landing.

BEDROOM TWO 12′0″ max 8′11″ max




Located to the rear of the property is another great sized double bedroom with ample space for freestanding bedroom furniture and a fitted wardrobe. A window provides pleasant views over the rear garden and a door leads through to the landing.

BATHROOM 5′6″ max x 4′8″ max



The house bathroom is fitted with a white suite, including a bath with shower over and glass screen and a wall hung hand wash basin. The room is fully tiled with vinyl flooring underfoot, an obscure side window and a door leads through to the landing.

SEPARATE W.C 4'8" max x 2'7" max



This handy room is fully tiled, has a low flush W.C with vinyl underfoot and a side obscure window.

REAR GARDEN





This generous size hedge and fence enclosed garden has a patio area perfect for dining outdoors. A lawn has ample space for garden furniture and a timber outbuilding if desired. A pathway to the side of the property provides access to two outbuildings ideal for storage and a gate opens to the front garden.

EXTERNAL FRONT AND PARKING





To the front of the property, a wrought iron gates open to a pathway which leads to the side door. Enclosed by hedging and fencing are two lawns.

The property has on street parking.

***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 A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
None Known

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations 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 / Back Boiler
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 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.

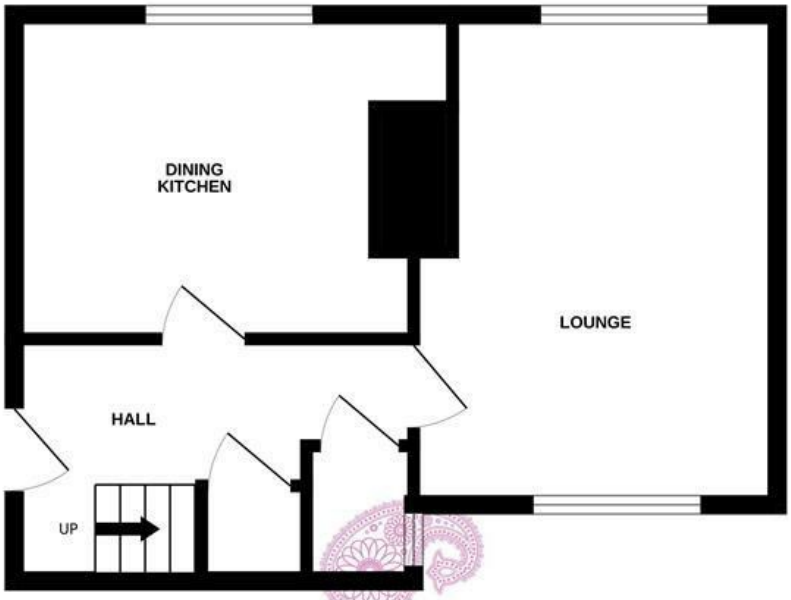
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures,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

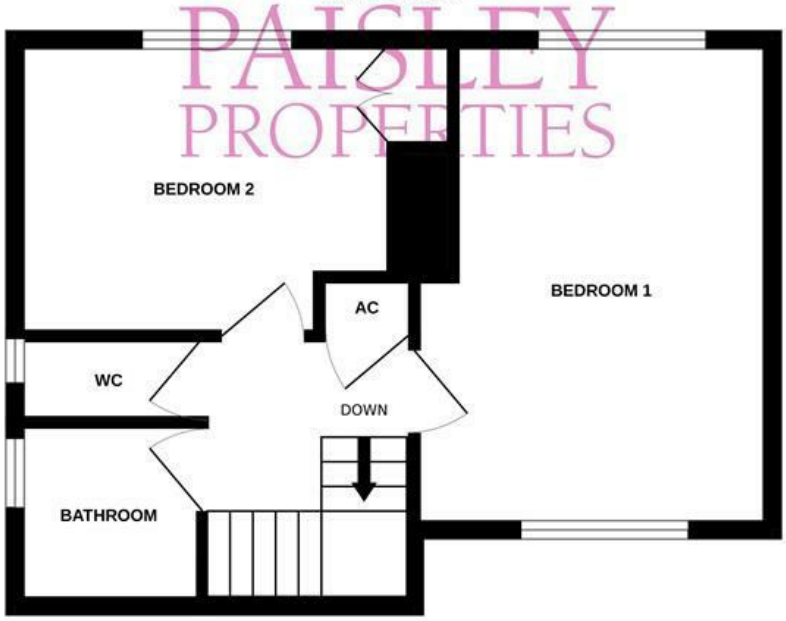
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES
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

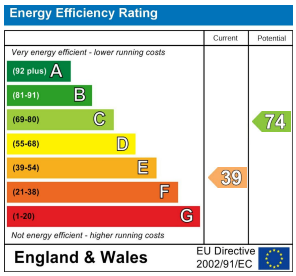


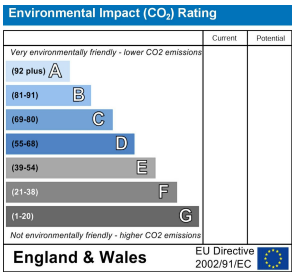
1ST FLOOR



PAISLEY PROPERTIES

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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