

138 Long Lane,
Dalton HD5 9SF

OFFERS AROUND
£225,000



THIS WELL PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME BOASTS SPACIOUS LIVING ACCOMMODATION, REAR GARDEN, DRIVEWAY FOR MULTIPLE VEHICLES AND A DETACHED GARAGE.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a upvc part glazed door into a welcoming entrance hallway with laminate flooring underfoot and space to remove coats and shoes. A staircase with a timber balustrade ascends to first floor landing. Doors lead through to the living room, kitchen, an understairs storage cupboard ideal for household items and an external door opens to the driveway.



LIVING ROOM 14'11" max x 12'4" max

This light and airy reception room has a decorative fire sat on a stone hearth, two alcoves, ample space to accommodate free standing and a large front facing bay window gives a lovely view over the front garden and street scene beyond. Original timber flooring flows underfoot, double doors open through to the dining/family room and a door leads back to the entrance hallway.



DINING ROOM / FAMILY ROOM 20'6" max x 12'4" max

This impressive and extended reception room provides a great space for entertaining and has plenty of room for a dining table, chairs and further freestanding furniture. A fireplace housing a feature fire with tile hearth gives a lovely focal point to the room. A bank of bi fold doors flood the room with natural light and open to the rear garden. An arch leads to the kitchen and double doors lead back through to the living room.



KITCHEN 16'6" max x 6'11" max

This modern and dual aspect kitchen is fitted with timber wall and base units, contrasting roll top work surfaces and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven with grill and a five ring gas hob with an extractor above. There is plumbing for a washing machine and space for a freestanding fridge freezer. Laminate flooring flows underfoot. A door leads through to the hallway and an arch leads to the dining/family room.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a side window, loft access and doors lead through to the three first floor bedrooms and house bathroom.



BEDROOM ONE 15'1" max x 12'9" max

Located to the front of the property is this generously proportioned and tastefully decorated double bedroom which has ample space for additional freestanding furniture and a large bay window overlooks the front garden and street scene beyond. A door leads to the first floor landing.



BEDROOM TWO 11'1" max x 10'6" max

Positioned at the rear of the property, a good sized double bedroom with ample space for freestanding furniture and original timber flooring underfoot. A window provides pleasant views of the rear garden and field beyond. A door leads to the first floor landing.



BEDROOM THREE 8'7" max x 6'3" max

A bright single bedroom located to the front of the property having a lift up bulk head storage shelf and which could alternatively used as an office for those working remotely. A door leads to the first floor landing.



BATHROOM 8'6" max x 8'2" max

This attractive bathroom is fully tiled and fitted with a white suite including a bath, pedestal hand wash basin, a low level W.C and a shower enclosed in a glass cubicle. The room has a chrome towel radiator, rear obscure window, complimentary vinyl tile flooring underfoot and a door leads to the first floor landing.



REAR GARDEN

The rear garden can be accessed through the dining/family room bi fold doors or from the driveway. There is a raised patio offering entertaining space with room for garden furniture. A lawn is enclosed by mature hedges, plant bed borders surround the space and a timber gate opens to the field behind.



EXTERNAL FRONT, GARAGE AND DRIVEWAY

Accessed by double wrought iron gates is a well maintained lawned garden with low level wall and established, colourful plant bed borders. A pathway leads to the front door and a driveway with parking for multiple vehicles leads down the left side of the house to a detached garage with power, light and timber doors.



***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:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have been structural alterations to the property and the relevant building regulation and/or planning permission paperwork is available

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.

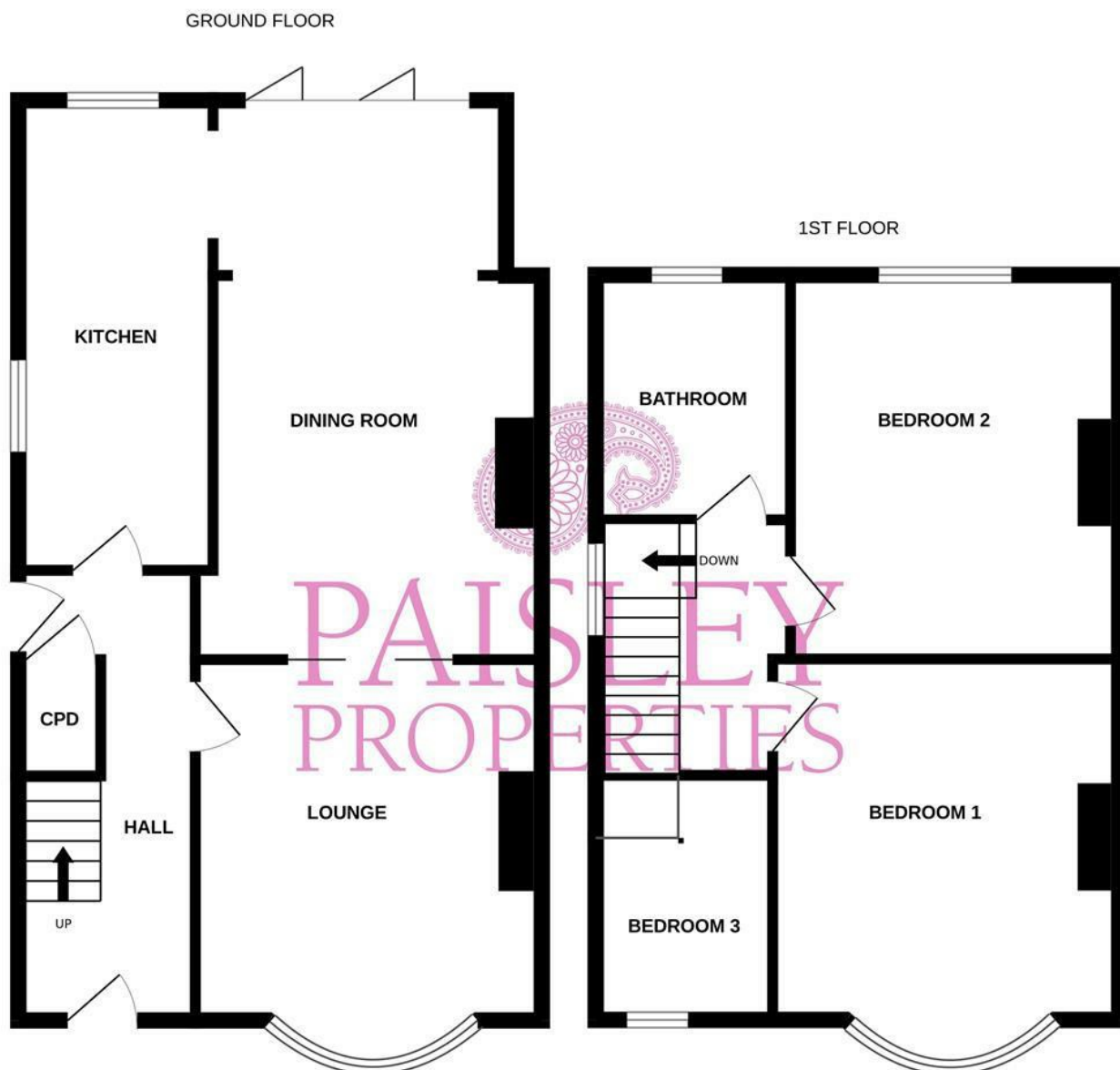
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

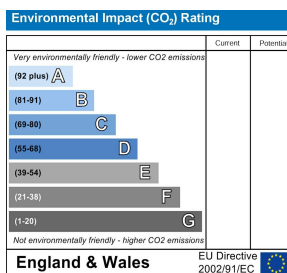
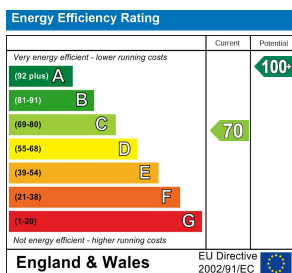
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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