

175 Long Lane,
Dalton HD5 9SG

OFFERS AROUND
£195,000



LOVED FOR MANY YEARS, THIS FANTASTIC THREE BEDROOM SEMI DETACHED FAMILY HOME IS BURSTING WITH POTENTIAL AND BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, TIERED REAR GARDEN, GATED DRIVEWAY FOR MULTIPLE VEHICLES AND A DETACHED GARAGE WITH UNDER STORE.

LEASEHOLD 999 YEARS - EXPIING 2935 - £2.15 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

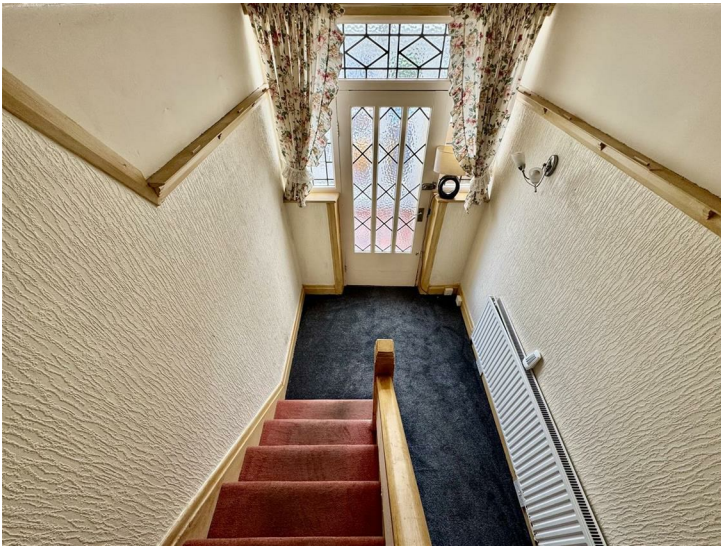
ENTRANCE PORCH 7'10" apx x 5'6" apx

You enter the property through double uPVC doors into an entrance porch which is flooded with natural light, ideal for removing outdoor clothing and for freestanding storage. There is tile flooring underfoot and a timber door opens to the entrance hallway.



ENTRANCE HALLWAY

You enter into a welcoming entrance hallway, a staircase with a timber balustrade ascends to the first floor landing and doors lead through to the living room and the kitchen.



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

This light and airy living room has an abundance of space for living room furniture and a lovely large bay window overlooks the front driveway. A timber effect fireplace with a marble hearth houses a gas fire and a door leads through to the entrance hallway.



DINING ROOM 16'8" max x 12'5" max

Located to the rear of the property with fantastic views over the garden through the patio doors is this generous size formal dining room which has an inset brick fireplace with a timber mantle housing a gas stove providing a fantastic focal point to the room. There is ample space for freestanding dining furniture and a door leads through to the kitchen.



KITCHEN 16'1" max x 6'4" max

The dual aspect kitchen has a range of timber wall and base units with tiled splash backs, roll top work surfaces and a stainless steel sink and drainer with mixer tap. Integrated appliances include an oven, four ring gas hob with extractor fan over, fridge and washing machine. There is a handy understairs cupboard ideal for storing household items and tile flooring completes the room. Doors open to the dining room, back through to the entrance hallway and an external timber stable door leads to the driveway.



FIRST FLOOR LANDING

Stairs ascend to the first floor landing with a side obscure window, a hatch with pull down ladders give access to the attic room and doors lead through to three bedrooms and the bathroom the bathroom.

BEDROOM ONE 14'8" max x 10'1" max to fitted wardrobes

Positioned at the front of the property again with a lovely bay window is this extremely spacious double bedroom. The room has ample space for free standing furniture and benefits from a bank of sliding mirrored wardrobes. A door leads to the landing.



BEDROOM TWO 12'11" max x 11'7" max

Another good size double bedroom, located at the rear of the property with pleasant garden views. There is space for a range of bedroom furniture and a door leads to the landing.



BEDROOM THREE 8'8" max x 6'11" max

A bright single bedroom with space for bedroom furniture and a handy bulk head storage cupboard. A door leads to the landing.



BATHROOM 8'7" max x 7'5" max

This sizeable bathroom is fitted with a white three piece suite including a sunken bath with over head shower, pedestal hand wash basin and a low level W.C. The walls are partially tiled and there is a rear obscure window. A door leads to the landing.



ATTIC ROOM 13'6" max x 12'1" max

Accessed via a pull down ladder, this room is boarded, carpeted and has light and power. This room could be used for extra storage, teenage den or an office space for those working remotely.



REAR GARDEN

To the rear of the property, there is an enclosed garden which has a raised patio with a wrought iron balustrade ideal for outdoor dining and stone steps descend to another patio with ample space for garden furniture. Further steps descend to a gravel garden with mature planted borders and this area gives access to the garage under store..



GARAGE WITH UNDER STORE 16'9" max x 8'11" max

Offering potential to accommodate a home office, gym or studio and accessed from the driveway, the single detached garage is entered by double timber doors, has light, power and a side facing window. Underneath the garage is a large storage area.

EXTERNAL FRONT AND DRIVEWAY

Accessed through double wrought iron gates is a paved driveway which provides off road parking for multiple vehicles and this continues up the side of the property to a single detached garage.



***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 Years

Start date - 01/08/1936

Years remaining - 910

ADDITIONAL COSTS:

Ground rent - £2.15 per annum

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 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

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.

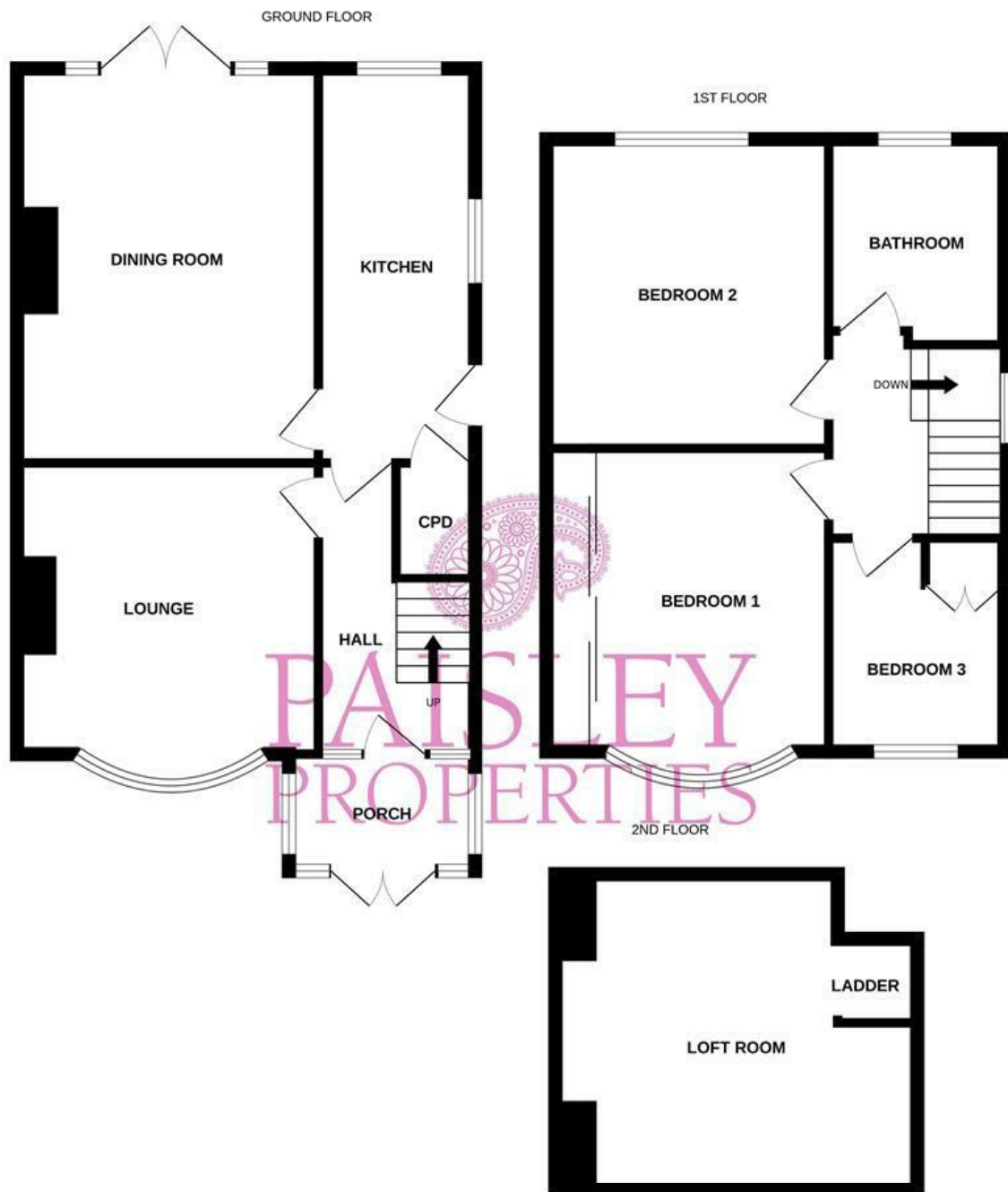
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

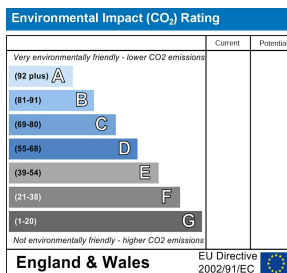
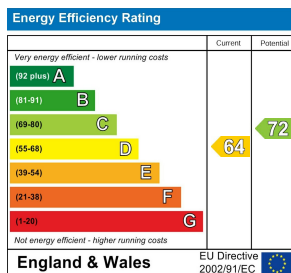
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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