30 Broad Lane, Dalton HD5 9BY

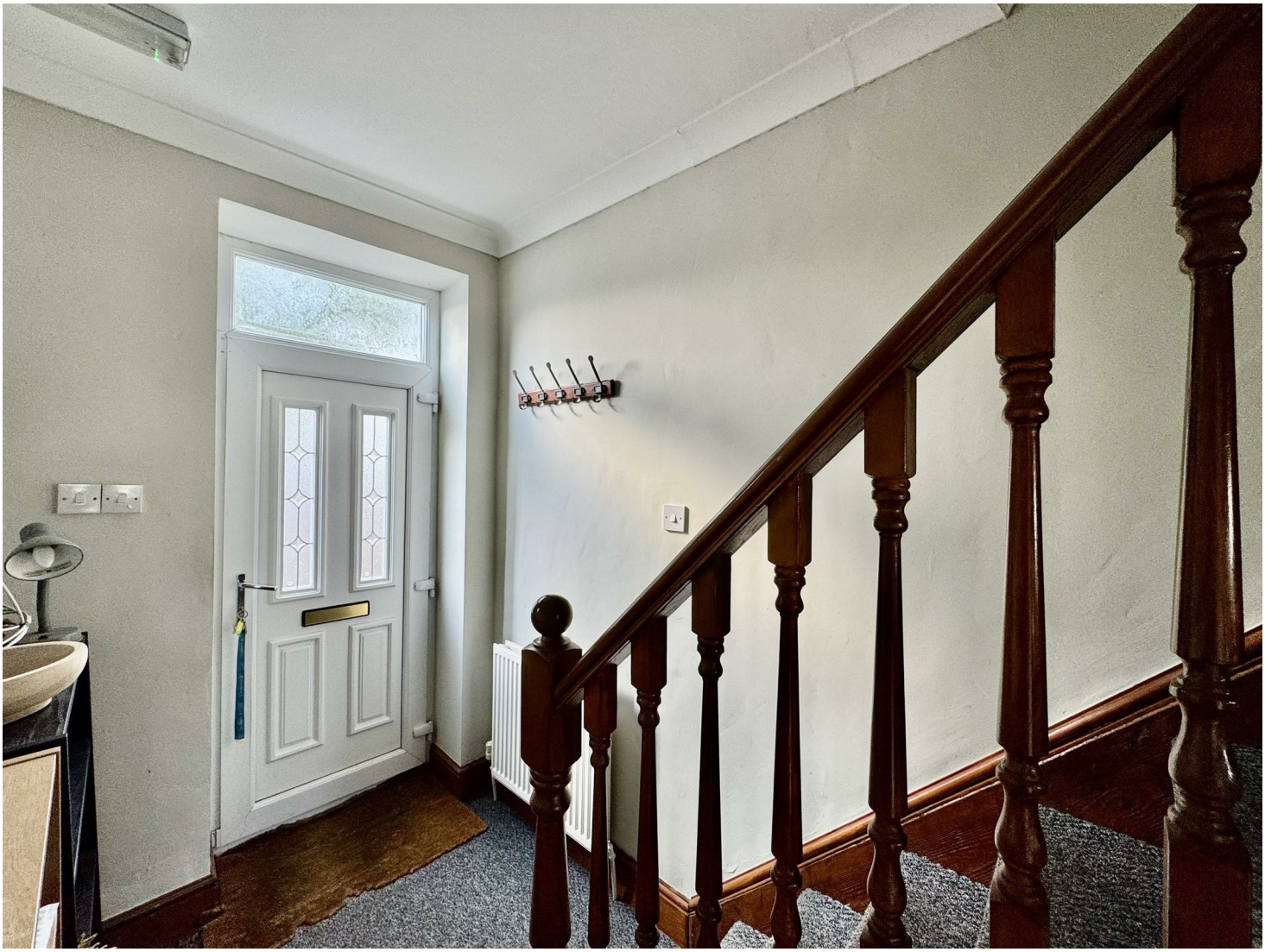
OFFERS AROUND
£167,500

IDEALLY POSITIONED FOR TRANSPORT LINKS AND LOCAL AMENITIES, THIS CHARMING THREE BEDROOM MID TERRACE BOASTS DECEPTIVELY SPACIOUS LIVING ACCOMMODATION, A LOW MAINTENANCE REAR GARDEN AND A BLOCK PAVED DRIVEWAY.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALLWAY



You enter the property through a upvc door into this welcoming entrance hallway which has space to remove your coats and shoes on arrival. There is space for freestanding furniture, a staircase with a timber balustrade rises to the first floor and doors open to the living room, dining kitchen and to the utility room.

LIVING ROOM 11′5″ max x 11′1″ max

This light and airy reception room has a view over the front driveway through its window and space to accommodate free standing furniture. A coal effect gas fire sits within a timber fireplace with marble hearth and offers a lovely focal point to the room. A door leads back through to the entrance hallway.

DINING KITCHEN 14′4″ max x 11′5″ max

Located to the rear of the property, the dining kitchen is fitted with a range of timber wall and base units, contrasting work surfaces with tile splashbacks and a stainless steel sink and drainer with mixer tap over. There is space for a freestanding oven with a double extractor above, fridge freezer and an integrated dishwasher. To the rear of the kitchen is room for a table and chairs. Tile flooring flows underfoot and French doors open to the raised decking enjoying a pleasant outlook over the garden below. A door leads back through to the entrance hallway.

UTILITY ROOM 7'9" max x 7'8" max

Neatly positioned off the entrance hallway, the utility room offers fitted cabinetry and a stainless steel sink and drainer with mixer tap over. There is space for household items, plumbing for a washing machine and space for a tumble dryer. Tile flooring flows underfoot and a door opens to the ground floor W.C.

GROUND FLOOR W.C 7′8″ max x 5′1″ max

Tucked away off the utility room is the handy ground floor cloakroom which is fully tiled and comprises of a circular porcelain hand wash basin sat upon cabinetry, a low level W.C and fitted shelving which also houses the boiler. There are spotlights to the ceiling, a rear obscure window and complimentary tile flows underfoot.

CELLAR

A good size cellar ideal for storage.

FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing and doors lead to three bedrooms, the house bathroom and a hatch gives ladder access to the part boarded loft.

BEDROOM ONE 13′1″ max x 11′5″ max

Located to the front of the property with a view of the street scene below is this generously proportioned and neutrally decorated double bedroom which has space for bedroom furniture and spotlights to the ceiling. Doors lead through to bedroom three / office and back through to the landing.

BEDROOM TWO 12′7″ max x 10′9″ max

Located at the rear of the property is a second double bedroom with space for a range of free standing bedroom furniture. A window gives a superb view out over the garden and pleasant far reaching views beyond. There are spotlights to the ceiling and a door leads to the landing.

BEDROOM THREE 9′4″ max x 5′8″ max

Currently used as an office, this good size single bedroom has room for furniture, bulk head shelving and direct access to bedroom one making this an ideal space for a dressing room or child's nursery if required. A door leads through to the landing.

BATHROOM 9'0" max x 8'9" max

This attractive bathroom comprises of a four piece white suite including a bath, a corner shower with sliding glass screen, a pedestal hand wash basin with mixer tap and a low level W.C. The bathroom is fully tiled with complimentary floor tiles underfoot, has a chrome towel radiator, obscure glazed rear window, spot lights and a door which leads to the landing.

REAR GARDEN

Adjoining the property is a raised timber deck, steps descend to the rear garden which is of a good size and is enclosed by fencing. A paved and gravelled garden with flower bed borders creates an ideal for space for outdoor dining, entertaining and there is room for a timber outbuilding if desired. a timber gate allows access to a back lane.

EXTERNAL FRONT AND DRIVEWAY

The property benefits from a block paved driveway, providing excellent off-road parking for two vehicles.

***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

PARKING:
Driveway

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
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.

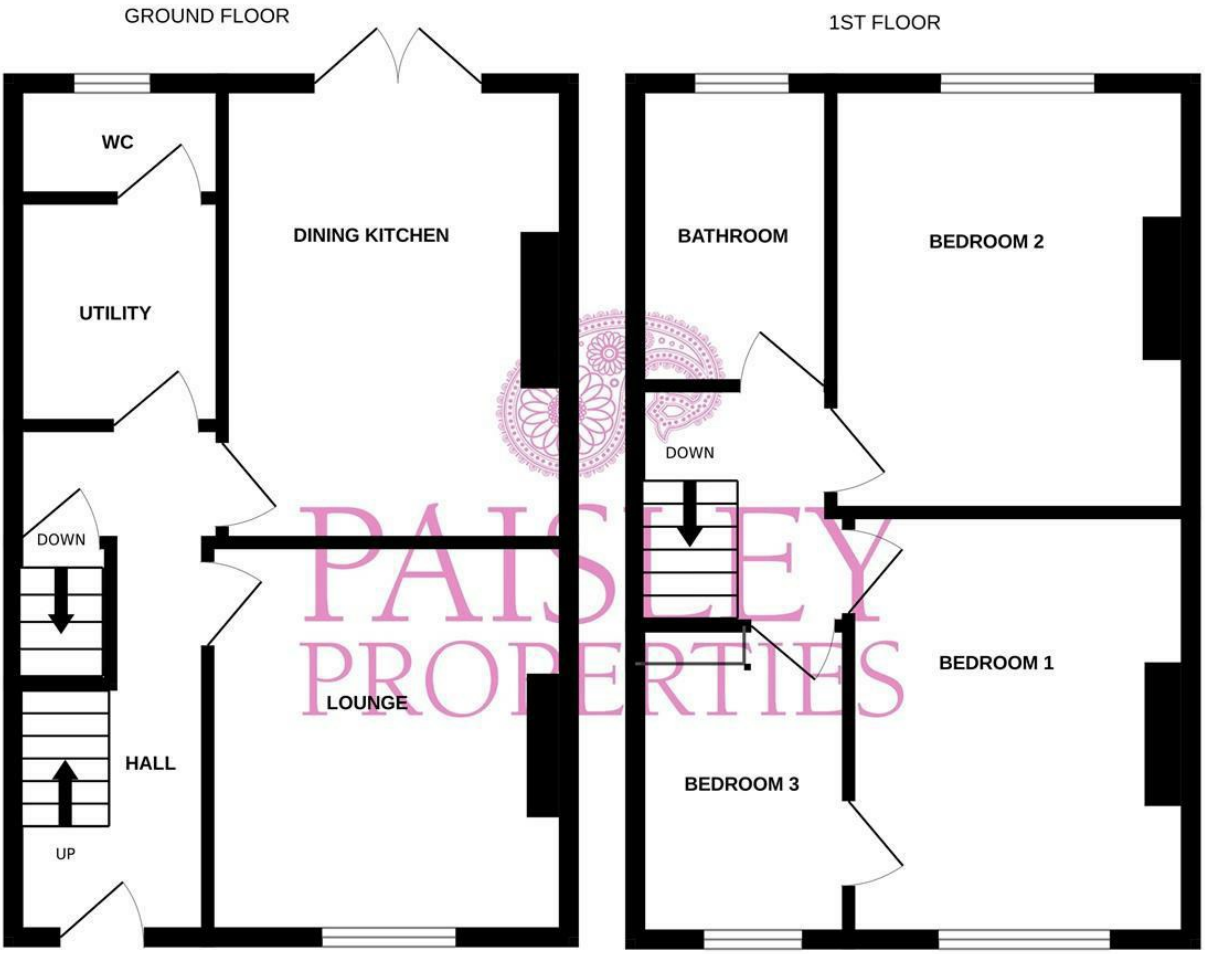
MORTGAGES

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. *

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.



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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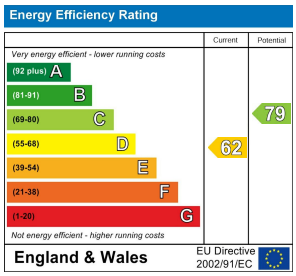

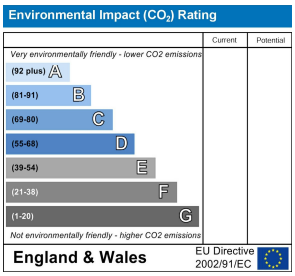

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