

61 Buttermere Drive,
Dalton HD5 9EN

OFFERS AROUND
£220,000



POSITIONED ON A GOOD SIZE CORNER PLOT WITH WELL MAINTAINED GARDENS AND ENCLOSED PATIO IS THIS THREE BEDROOM SEMI DETACHED FAMILY HOME WHICH BOASTS SPACIOUS LIVING ACCOMMODATION, DETACHED GARAGE AND DOUBLE DRIVEWAY.

LEASEHOLD - 999 YEARS - EXPIRING 2984 - CHARGES £40 PER ANNUM / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed uPVC door into the welcoming entrance hallway with practical laminate flooring underfoot. Doors lead through to the lounge, a handy understairs storage cupboard ideal for household items and an opening leads through to the kitchen.

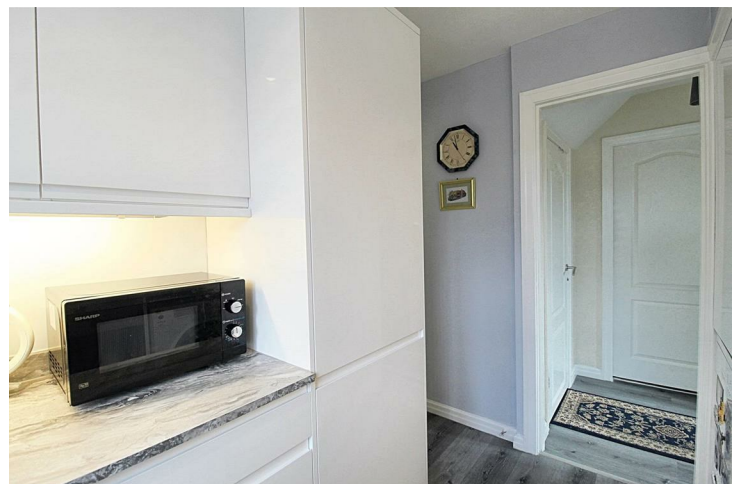
LOUNGE 15'2" x 11'1" max

This light and airy reception room has dual aspect windows overlooking the wrap around lawn garden. The room is beautifully decorated and features an electric coal effect fire with timber surround and marble hearth, which creates a lovely focal point to the room. The room offers ample space for free standing living room furniture. Doors lead through to the dining room and back to the entrance hallway.



KITCHEN 9'6" x 7'1" max

This attractive and newly fitted kitchen has a range of high gloss white wall and base units, complimentary roll top work surfaces with matching upstands and a composite sink and drainer with mixer tap over. There are integrated appliances including an electric oven, four ring gas hob with concealed extractor fan over and fridge freezer. There is plumbing for a dishwasher and a washing machine. The kitchen has laminate flooring underfoot and a window looks out over the patio garden. A door leads through to the dining room and an opening leads back through to the entrance hallway.



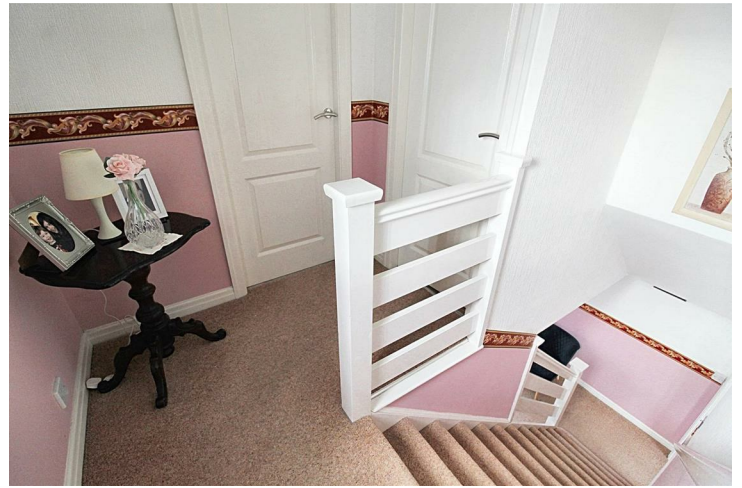
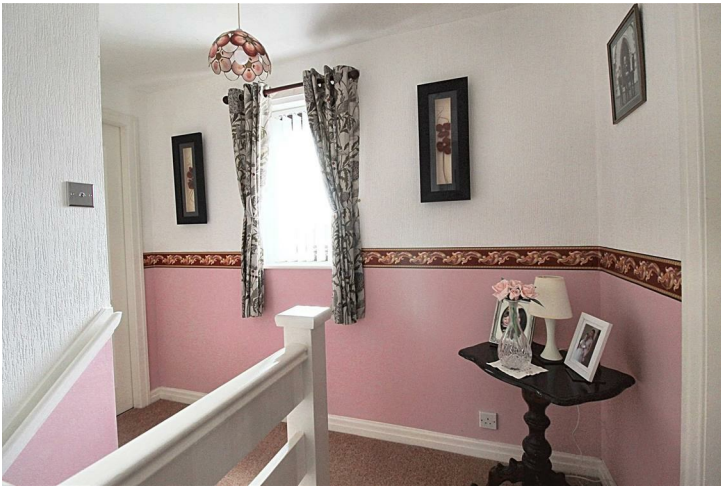
DINING ROOM 12'8" x 7'8" max

Flooded with natural light and with new sliding doors opening to the patio garden is this neutrally decorated dining room which has space for a formal dining table and chairs. Doors lead through to the kitchen, lounge and an open staircase ascends to the first floor landing.



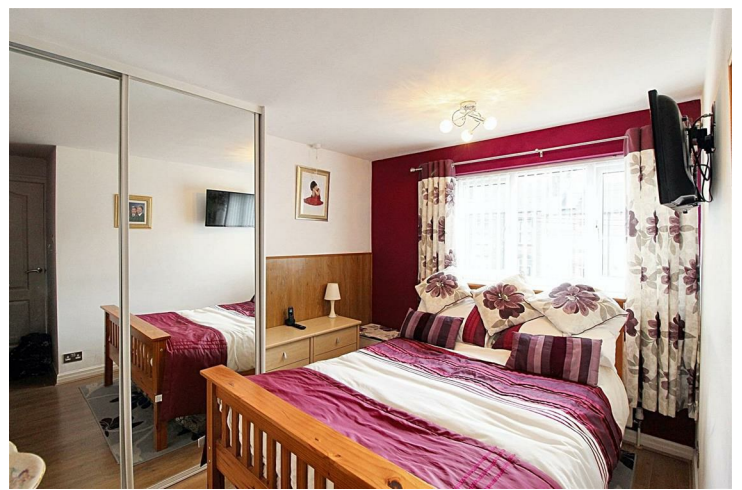
FIRST FLOOR LANDING

Stairs ascend from the dining room to the first floor landing which has a window giving rooftop views, loft access and doors leading through to the three bedrooms and the house bathroom.



BEDROOM ONE 11'1" x 8'11" max

This generously sized double bedroom has space for freestanding furniture, a fitted mirrored wardrobe, louvre style storage cupboard and laminate flooring underfoot. A window gives a view over the garden, street scene beyond and a door opens to the landing.



BEDROOM TWO 9'6" x 9'4" max

Another double bedroom with lovely views over the patio garden. There is space for freestanding furniture, fitted wardrobes, drawers and dressing table, a handy bulk head storage cupboard, laminate flooring underfoot and a door opens to the landing.



BEDROOM THREE 8'0" x 5'11" max

A good size single bedroom with space for freestanding bedroom furniture with views over the street scene below and a door opens to the landing.



BATHROOM 6'0" x 5'5" max

This bright bathroom is fitted with a white three piece suite including a bath with shower over and glass screen, vanity hand wash basin with mixer tap and a low flush W.C. The room is fully tiled, has complimentary tile flooring underfoot. A door opens to the landing.



GARDENS

The property benefits from a good size wrap around lawn garden enclosed by well maintained hedging and raised flowerbeds, ideal for sitting out and with plenty of space for garden furniture.

A newly fenced, enclosed patio area makes the ideal space for outdoor dining and family barbeques.



GARAGE AND DOUBLE DRIVEWAY

To the side of the property is a single detached garage which has an electric roller doors, power and plumbing. (9ft x 16 ft 6 max)

A double driveway provides parking for multiple vehicles.



***MATERIAL INFORMATION**

TENURE:

Leasehold

LEASEHOLD:

Length of lease - 999 years

Start date - 01/11/1985

Years remaining - 958

ADDITIONAL COSTS:

Ground rent - £40 per annum

COUNCIL AND COUNCIL TAX BAND:

Kirklees Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Garage / 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

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.

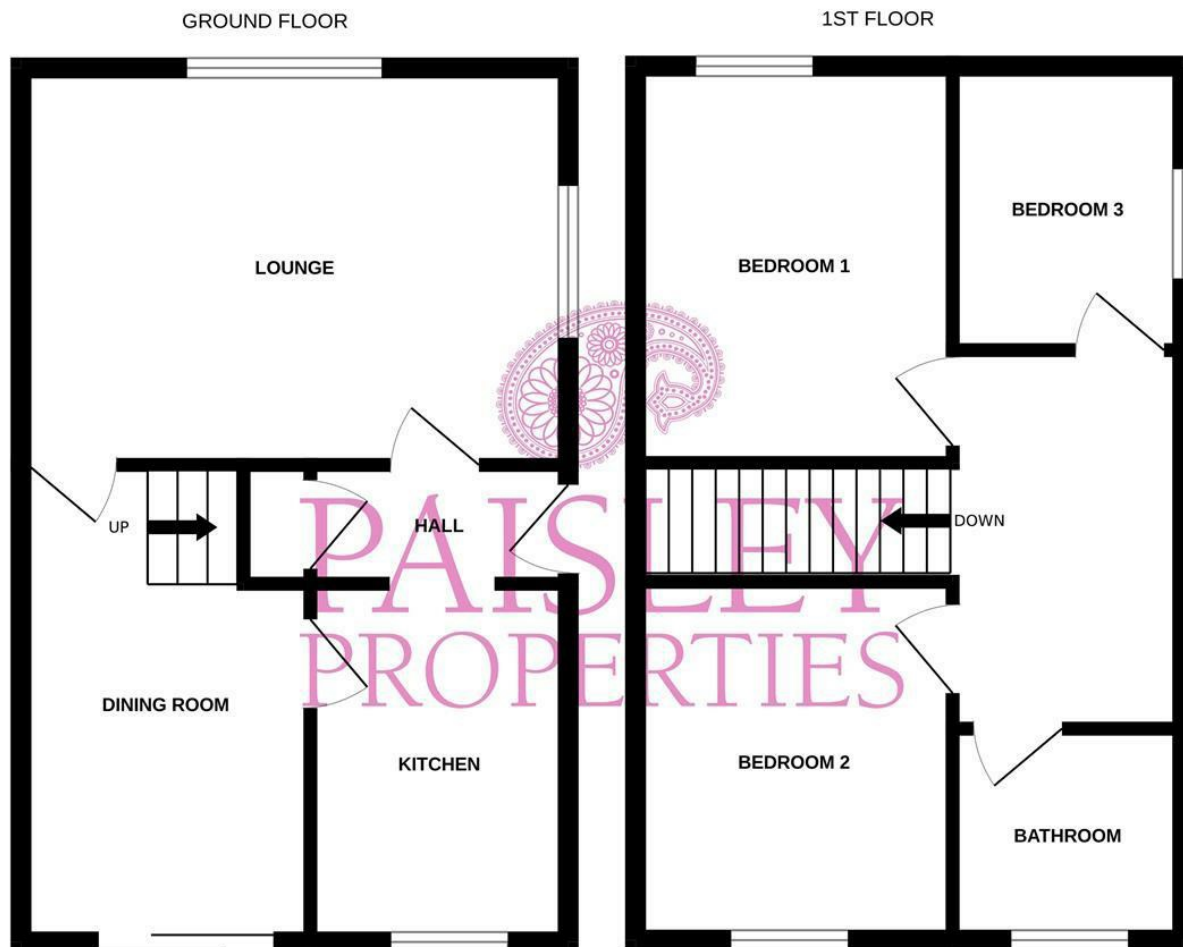
MORTGAGES

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.

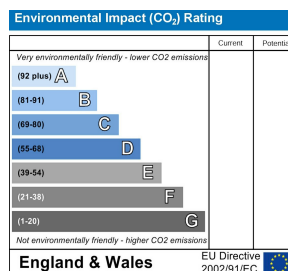
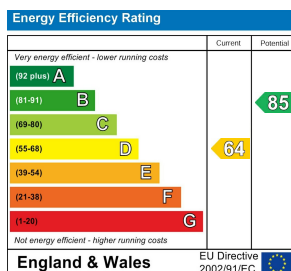
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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