

102 Greenlea Court,
Dalton HD5 8QB

OFFERS OVER
£180,000



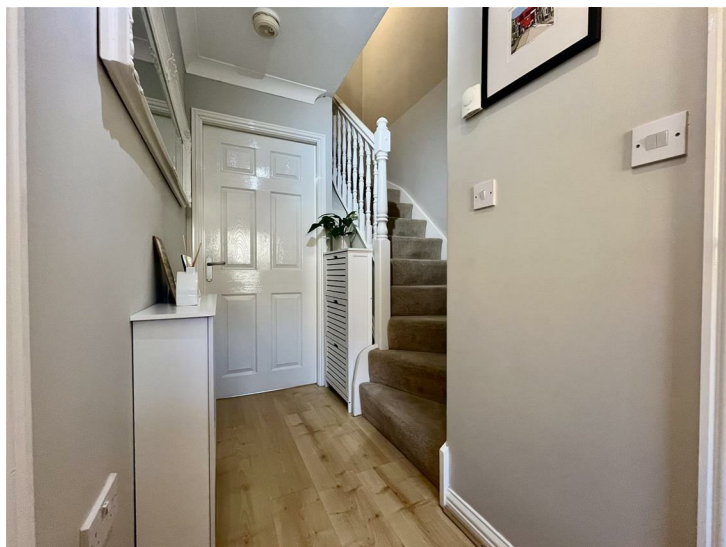
THIS SUPERB THREE BEDROOM MID TOWNHOUSE BENEFITS FROM WELL PRESENTED AND SPACIOUS LIVING ACCOMMODATION, TWO ALLOCATED PARKING SPACES AND AN ENCLOSED REAR GARDEN.

FREEHOLD / COUNCIL TAX BAND B / ENERGY RATING - TBC.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through an attractive glazed timber door into this welcoming entrance space which includes fitted wood effect laminate flooring underfoot and turned staircase leading to the first floor accommodation.



CLOAKS/WC 4'9 x 2'10

Being furnished with a modern two piece white suite including a low level w.c and fitted hand wash basin.



OPEN LIVING DINING ROOM 16'2 x 15'6 max

A bright and spacious living room with generous space for freestanding living and dining furniture having fitted wood effect laminate flooring underfoot, window to rear elevation and double doors leading directly out to the garden, A half wall gives a semi open plan access to the kitchen area and door leads out to the hallway.



KITCHEN 10'3 x 8'6 max

Being semi open plan from the living area having continued wood effect laminate flooring underfoot and being fitted with a comprehensive range of beech effect wall, base and drawer units with contrasting rolltop work surfaces and tiled splashbacks, inset single drainer stainless steel sink unit, integrated electric oven, four ring gas hob with extractor hood over, integrated washing machine, space for fridge/freezer, gas central heating boiler in cupboard and window to the front elevation.



FIRST FLOOR LANDING

A turned staircase ascends to the first floor landing having a loft hatch to roof space, useful airing cupboard and access to all bedrooms.



BEDROOM ONE 11'2 x 8'6

A superb double bedroom with space for freestanding furniture and having fitted recessed wardrobes providing storage and hanging space, window to the rear and access to en suite.



EN SUITE 8'6 x 2'11

A superb addition to the accommodation being furnished with a modern three piece white suite including a low level w.c, hand wash basin, shower cubicle with mosaic effect tiling, recessed ceiling spotlights and double radiator.



BEDROOM TWO 10'4 x 8'6

A second generously proportioned double bedroom having space for freestanding furniture and window to the front elevation.



BEDROOM THREE 7'10 x 6'8 max

A well proportioned third single bedroom or alternatively study having window to rear.



FAMILY BATHROOM 6'8 x 6'4

Furnished with a modern three piece white suite with part tiled surround and tiled flooring and including a low flush w.c, fitted wash hand basin, panelled bath unit with shower over and fitted screen, recessed spotlighting and obscure glazed window to the front.



REAR GARDEN

To the rear of the property a landscaped tiered garden offers a delightful enclosed space for sitting or indeed entertaining and includes a lower level paved patio with steps up to a lawn with fenced boundaries and further raised area with space for timber shed and gated access to further rear allocated parking.



EXTERNAL FRONT & DRIVEWAY

To the front of the property an allocated, numbered space provides private parking with further open lawn, pathway to front door and useful outdoor store.

***MATERIAL INFORMATION**

TENURE:

Freehold

COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band B

PROPERTY CONSTRUCTION:

Standard brick and block

PARKING:

Allocated off street parking

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.

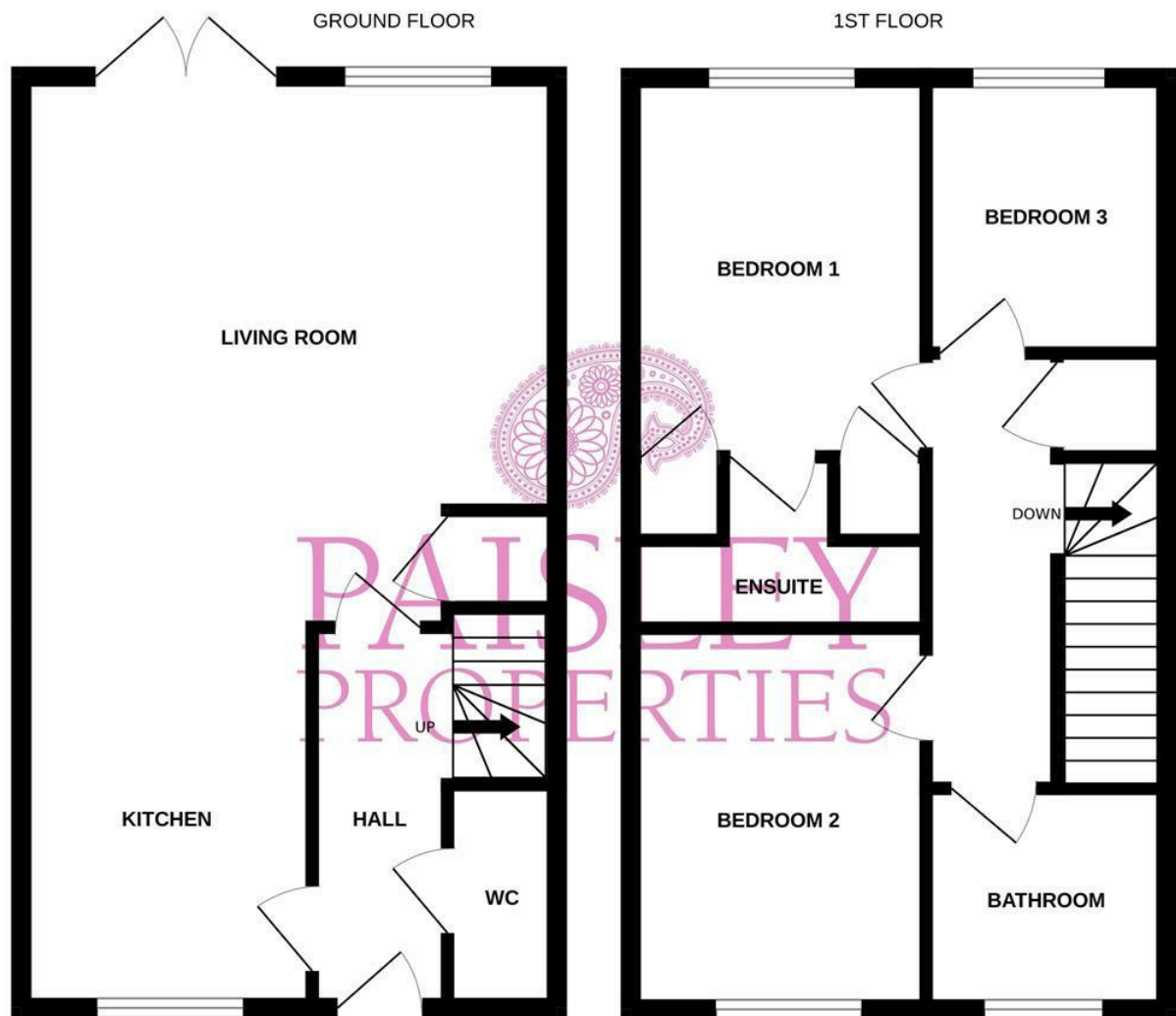
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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PAISLEY
PROPERTIES