

10 Dalton Green Lane,  
Dalton HD5 9YE

OFFERS AROUND  
£230,000



**\*\*NO CHAIN\*\* WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW OCCUPYING A GENEROUS PLOT WITH EXTREMELY SPACIOUS LIVING ACCOMMODATION, EXTENSIVE GARDENS, DRIVEWAY FOR MULTIPLE VEHICLES AND LARGE GARAGE/WORKSHOP.**

LEASEHOLD / COUNCIL TAX BAND C / ENERGY RATING: D

PAISLEY  
PROPERTIES

### **ENTRANCE HALLWAY**

You enter the property through a uPVC entrance door with attractive stained glass effect insert. This is a welcoming entrance with access to all rooms, fitted decorative picture rail and ceiling hatch with drop down ladder giving access to loft space.



### **LIVING ROOM 12' x 19' max**

A most spacious living room spanning the front of the property affording plenty of space for furniture and featuring a coal effect gas fire set within an impressive stone hearth and mantel surround, walk in bay window to the front and further useful storage cupboard.



### **DINING ROOM 11'9 x 12'6 max**

A generous second reception room located to the rear of the property offering a versatile room having ample space for both dining and living room furniture. Having a feature fireplace with marble effect hearth and wood surround, double doors leading onto rear decked balcony seating and glazed door leading through to the kitchen.





### **KITCHEN 8'8 x 10'6 max**

Accessed from the Utility room at the rear of the property and being fitted with a comprehensive range of cream cottage style wall, base and drawer units, wood effect work surfaces, tiled splashbacks and inset single drainer stainless steel sink unit. There is space for a slot in gas range cooker with extractor hood over, fitted wood effect laminate flooring, window with pleasant views over the rear garden and composite style side entrance door.





### **UTILITY ROOM 6'4 x 9'0**

A useful additional space having matching cream cottage style base units with contrasting tiled splashbacks, inset single drainer stainless steel sink unit, plumbing for washing machine, space for freestanding fridge/freezer and double glazed window to the side elevation. A further generous pantry store offers excellent additional storage and houses the gas combination boiler.



### **BEDROOM ONE 9'6 x 12'0 max**

Positioned to the front of the property this is a delightful principal bedroom having fitted sliding wardrobes to one wall with mirrored doors providing hanging and storage space and window overlooking the front garden.



**BEDROOM TWO 9'9 x 12'8 max**

A second generous double bedroom located to the rear of the property and including a feature decorative cast iron fireplace, picture rail, window overlooking the rear garden and door leading to central hallway.



### **BATHROOM 4'10 x 7'9 max**

Located to the rear of the property and furnished with a three piece suite including a low level w.c, pedestal hand wash basin, panelled bath unit with shower over and panelled surround and obscure glazed window to the rear.



### **REAR GARDEN**

The extensive rear garden can be accessed via both the driveway and dining room patio doors and includes a shaped central lawn with well stocked flower borders, paved patio seating area with useful timber shed, greenhouse and stepped access up to a decked balcony seating area with useful storage beneath. There is also a further hardstanding space with gated access for potential parking of a motorhome/caravan. Potential access for this is via the field to the rear and has not however been confirmed.



### **EXTERNAL FRONT, GARAGE & DRIVEWAY**

To the front a well stocked garden with dwarf stone walls provides a buffer whilst attractive block paving to the front continues to the side providing a generous driveway with multi-vehicle parking and leading in turn to an over-sized detached sectional concrete garage with up and over door.



## **\*MATERIAL INFORMATION**

TENURE: Leasehold

### LEASEHOLD:

Length of lease - 999 years

Start date - 1927

Years remaining - 900

### ADDITIONAL COSTS:

Ground rent - £TBC

### COUNCIL AND COUNCIL TAX BAND:

Kirklees / Band C

### PROPERTY CONSTRUCTION:

Standard brick and block with pebbledash render

### PARKING:

Garage & Driveway

### DISPUTES:

There have not been any neighbour disputes.

### BUILDING SAFETY:

There have not been any structural alterations to the property.

There are no known structural defects 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

### 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.

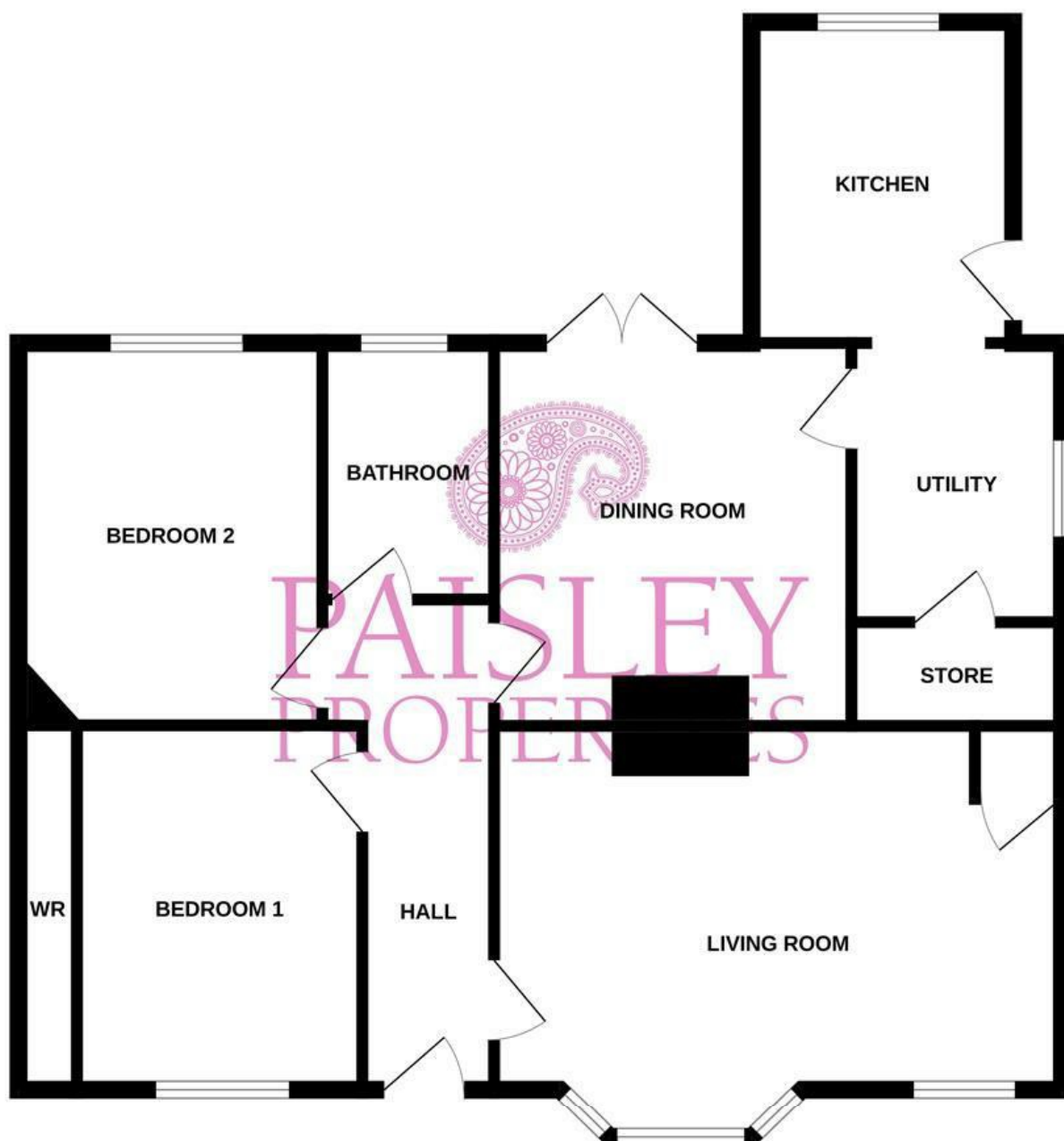
\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*

## **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](mailto: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	
61	74
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	

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