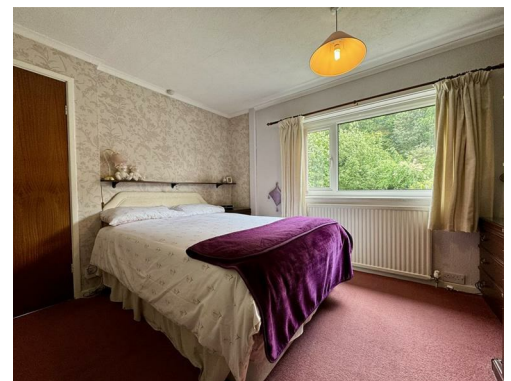


22 Windsor Drive,
Dalton HD5 9UT

OFFERS AROUND
£160,000



ELEVATED FROM THE ROADSIDE AND POSITIONED ON A CUL DE SAC IS THIS LOVINGLY MAINTAINED TWO DOUBLE BEDROOM SEMI DETACHED PROPERTY WHICH BOASTS A GOOD SIZE TIERED GARDEN ADJOINING WOODLAND AND OFF ROAD PARKING FOR TWO VEHICLES.

LEASEHOLD AWAITING INFO / COUNCIL TAX BAND B / ENERGY RATING D.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a UPVC part glazed door with obscure side window into this welcoming entrance hallway with handy under stairs storage, space to remove and store outdoor clothing and doors lead through to the lounge diner, kitchen and stairs ascend to the first floor landing.



LOUNGE DINER 19'6" x 11'3" max

The spacious living room is bright and airy courtesy of the large dual aspect windows with views of the street scene and rear garden. The room has ample space for freestanding living and dining room furniture with the focal point of the room being a coal effect gas fire with timber surround and marble hearth. A door leads back through to the entrance hallway and a serving hatch opens to the kitchen.



KITCHEN 10'10" x 7'4" max

Positioned at the rear of the property with lovely views of the garden is the kitchen which comprises of a range of timber wall and base units, contrasting worktops, tile splashbacks and a composite sink and drainer with mixer tap over. There is space for freestanding gas cooker, fridge freezer, plumbing for a washing machine and complimentary vinyl flooring flows underfoot. A white upvc door gives access to the timber porch at the side of the property and a door leads through to the entrance hallway.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has a loft hatch, side aspect window and doors leading through to two double bedrooms and the house shower room.

BEDROOM ONE 15'3" x 9'8" max

Spanning the front of the property is this generous double bedroom with ample space for freestanding bedroom furniture, a bank of fitted wardrobes with and a good size inset area which is currently used as a study area but could be made into further storage if desired. A window gives view of the cul de sac below and far reaching views beyond. A door leads through to the landing.



BEDROOM TWO 11'7" x 9'9" max

Positioned at the rear of the property is this good sized neutrally decorated double bedroom with a bank of fitted wardrobes and room for freestanding bedroom furniture. A window gives views of the rear garden and woodland beyond. A door leads through to the landing.



SHOWER ROOM 6'3" x 5'6" max

This attractive shower room is fitted with a three piece suite, including a corner shower with glass screen, pedestal hand wash basin with mixer tap and a low level W.C. The room is partially tiled, has a chrome heated towel radiator and has tile flooring underfoot. An obscure glazed rear window floods the room with light and a door leads through to the landing.



REAR GARDEN

This good size enclosed tiered garden offers a patio ideal for entertaining and outdoor dining with room for garden furniture. An artificial lawn and colourful rockery plants, shrubs and bushes separate the spaces. At the side of the garden is a timber outbuilding. At the top of the garden is another patio, access to woodland walks and gives a delightful view back to the house.



EXTERNAL FRONT AND DRIVEWAY

Elevated from the roadside is a low maintenance shale garden area with space for pots/planters and a path to the side of the property leads to a timber porch and through to the rear garden.

An open driveway gives access to a built in drive providing parking for two vehicles





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.

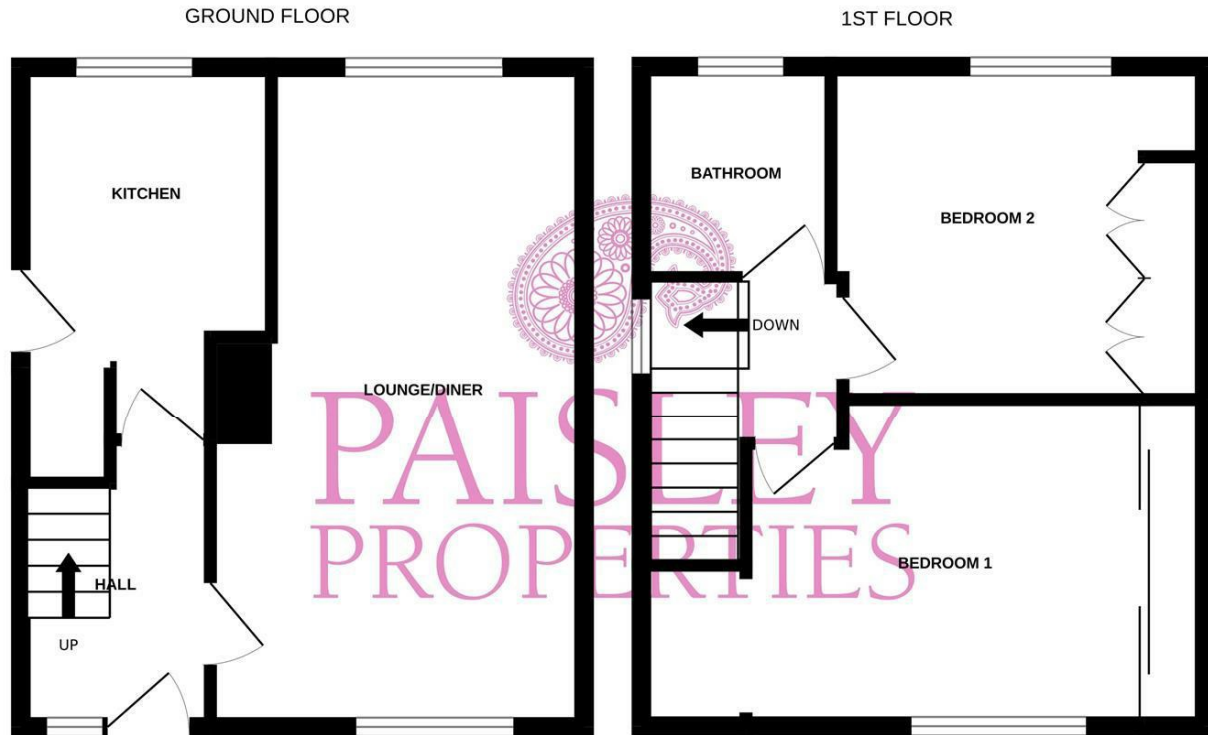
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

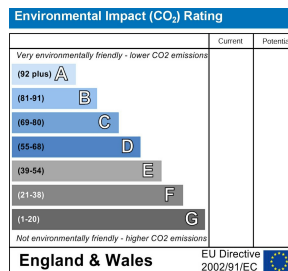
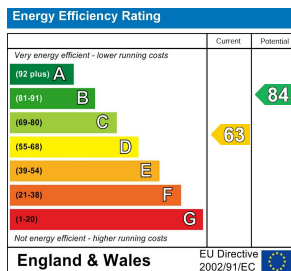
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing 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.
 Made with Metropix ©2024



www.paisleyproperties.co.uk

Skelmanthorpe Office:
 17 Commercial Road,
 Skelmanthorpe, HD8 9DA
 t: 01484 443893

Almondbury Office:
 75-77 Northgate,
 Almondbury, HD5 8RX
 t: 01484 443922

Mapplewell Office:
 4 Blacker Road,
 Mapplewell, S75 6BW
 t: 01226 395404

