

2 Coniston Avenue,
Dalton HD5 9EE

OFFERS AROUND
£145,000



BEAUTIFULLY PRESENTED THROUGHOUT, THIS TWO DOUBLE BEDROOM END TERRACE BOASTS SPACIOUS LIVING ACCOMMODATION, ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY FOR TWO VEHICLES.

FREEHOLD / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed upvc door into this welcoming entrance hallway. There is space to remove outdoor coats and shoes, a staircase ascends to the first floor landing and a door leads through to the lounge.

LOUNGE 14'3" x 11'6" max

Positioned to the front of the property is this beautifully presented and well proportioned lounge boasting a large bay window that allows natural light to flood the room. The focal point of the room being a decorative inset gas fire and having space for freestanding living room furniture. Laminate flooring flows underfoot and a door leads back through to the entrance hall and double doors lead to the kitchen.



KITCHEN 15'0" x 9'4" max

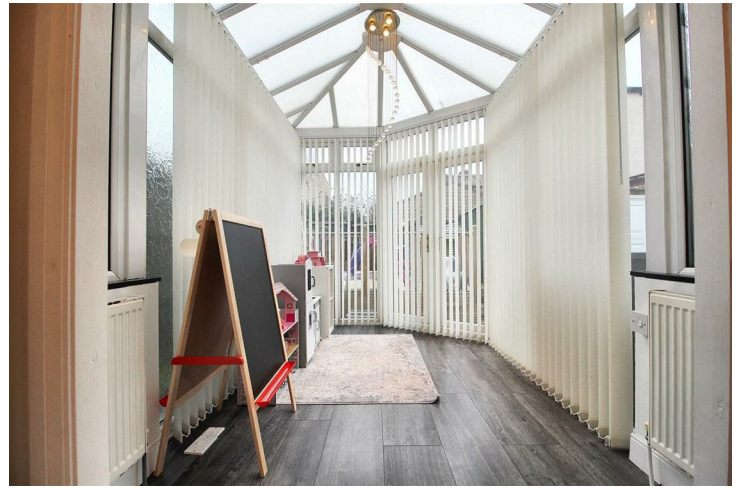
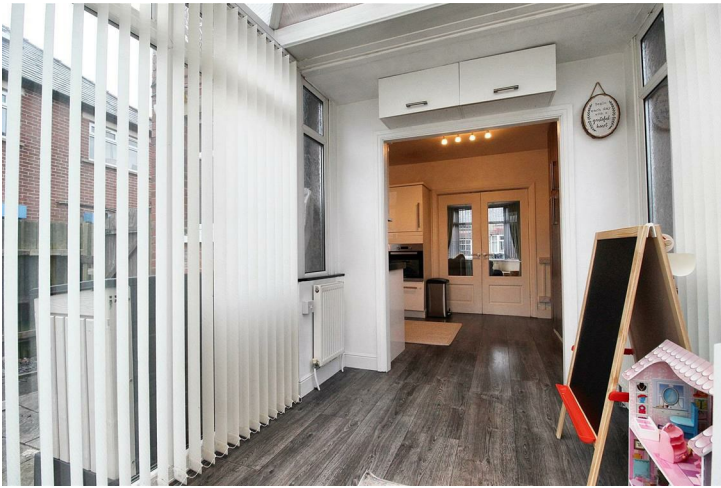
This attractive kitchen is fitted with white gloss wall and base units, contrasting roll top work surfaces, tile splash backs and a stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven and five ring gas hob with extractor fan over. There is a handy floor to ceiling fitted storage unit, space for a fridge freezer, tumble drier and plumbing for a washing machine. There are garden views from the window and laminate flooring completes the room. An opening leads to the conservatory and a door leads to a pantry ideal for storing household items. An external door leads to the side of the property.





CONSERVATORY 11'6" x 7'1" max

Flooded with light and accessed from the kitchen is this great addition to the home providing extra space to dine, entertain or to relax. Patio door opens out to the rear garden.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the bright first floor landing with side aspect window and doors lead through to two double bedrooms and the house bathroom.

BEDROOM ONE 12'9" x 11'6" to fitted wards

Spanning the front of the property is this generous double bedroom with ample space for freestanding bedroom furniture, a bank of mirrored sliding wardrobes, bulk head storage and laminate flooring underfoot. The room is light and airy courtesy of the two front facing windows giving views of the drive, street scene beyond and a door leads through to the landing.



BEDROOM TWO 10'0" x 8'9" max

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



BATHROOM 5'10" x 5'8" max

This stylish bathroom is fully tiled and comprises of a three piece white suite, bath with waterfall shower above and glass screen, low flush W.C, vanity hand wash basin with mixer tap, rear obscure window, chrome heated towel radiator, complimentary laminate flooring underfoot and spotlights to the ceiling completes the look.



REAR GARDEN

This good size enclosed garden has a range of spaces to enjoy. A patio area, raised decking ideal for outdoor dining with ample space for garden furniture and an artificial lawn area.

There is a single detached garage ideal for storage.



EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a driveway which has space for two vehicles and a timber gate allows side access to the rear garden.



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.

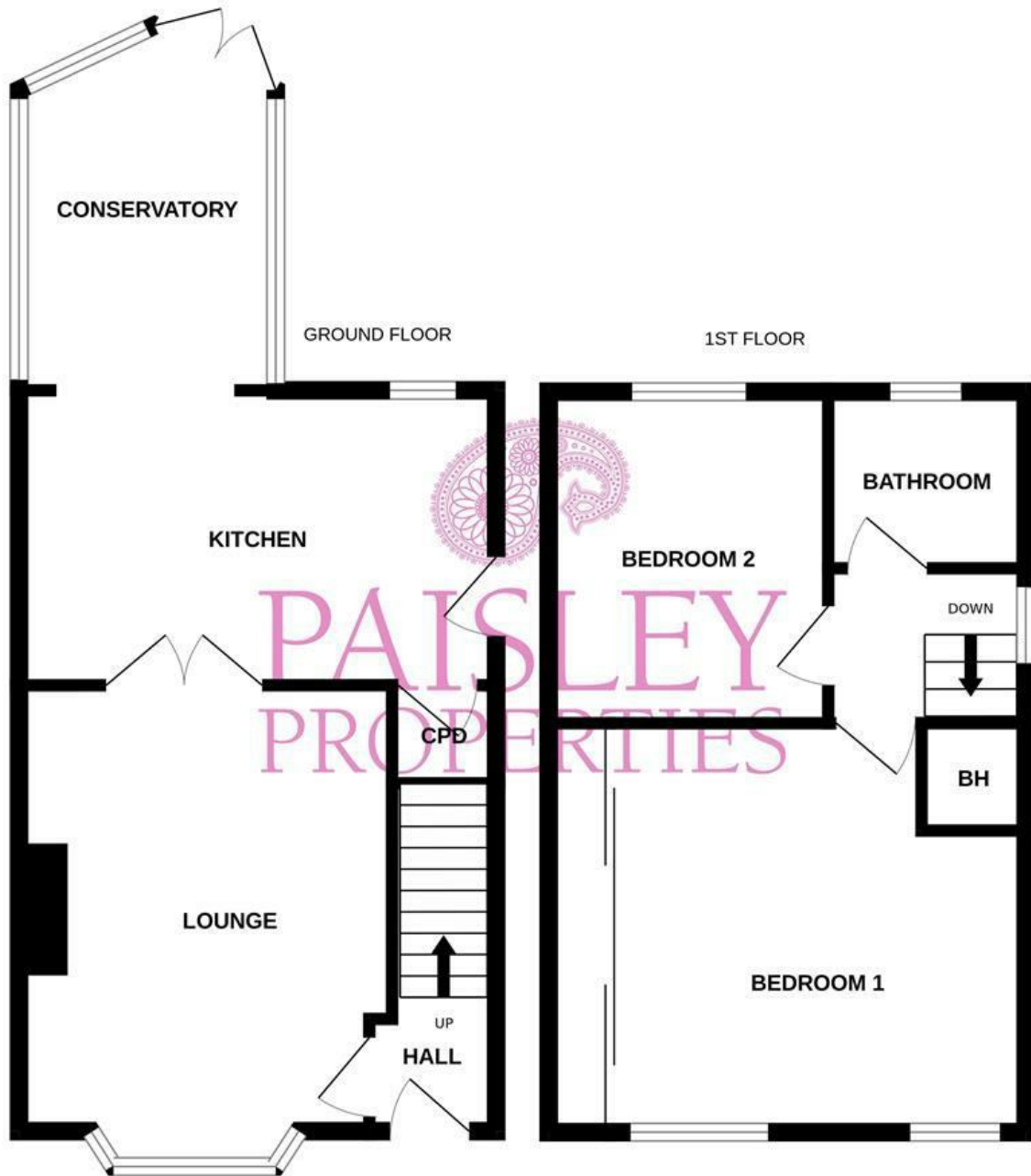
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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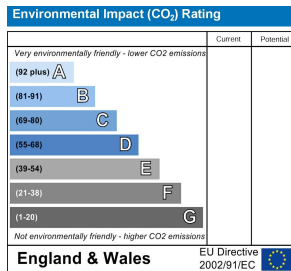
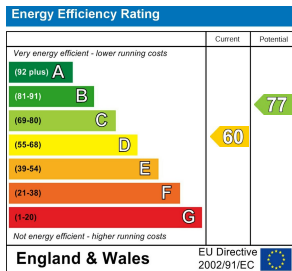
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing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