13 Crossley Lane, Dalton HD5 9SX

OFFERS AROUND £190,000















SAT ON A GENEROUS SIZE PLOT, THIS WELL PRESENTED TWO BEDROOM END TERRACE BOASTS SPACIOUS LIVING ACCOMMODATION, GARDENS, A DETACHED GARAGE AND A DRIVEWAY.

LEASEHOLD - 999 YEARS - CHARGES £2.50 PER ANNUM - EXPIRES 2932 / COUNCIL TAX BAND A / ENERGY RATING D

PAISLEY PROPERTIES

ENTRANCE HALL





You enter through a timber glazed door into a welcoming entrance hallway which has space to remove and store coats and shoes. A staircase with a timber balustrade ascends to the first floor landing and a door leads through to the living room.

LIVING ROOM 14'8" max x 11'10" max





This beautifully presented, light and airy living room has an abundance of space for living room furniture and a large bay style window overlooks the front garden. A lovely inset fireplace with a timber mantle houses an electric fire and doors lead through to dining kitchen and back through to the entrance hallway.

DINING KITCHEN 15′0″ max x 8′9″ max



Spanning the rear of the property with a view over the rear garden from its windows, the dining kitchen is fitted with a range of cream gloss wall and base units, contrasting work surfaces with matching upstands and a stainless steel sink with mixer tap over. Integrated appliances include an electric oven, a four ring gas hob with extractor over, fridge freezer and a washing machine. To the far side of the kitchen is room for a table and chairs. Laminate flooring flows underfoot, spotlights adorn the ceiling and an understairs pantry provides storage for household items. An external door opens to the garden and a door leads back through to the living room.





FIRST FLOOR LANDING
Stairs ascend to the first floor landing and doors lead through to two bedrooms and the house bathroom. A hatch gives access to the loft.

BEDROOM ONE 15'1" max x 10'10" max




Positioned at the front of the property with a pleasant view of the street scene below is this nicely presented double bedroom which has ample space for free standing furniture. A door leads to the landing.

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




Another good size double bedroom is located at the rear of the property with garden views. The room is neutrally decorated and has space for freestanding bedroom furniture. A door leads to the landing.

BATHROOM 5'10" max x 5'6" max





REAR GARDEN





Adjoining the property is a large patio area which is perfect for dining, barbeques and has space for garden furniture, leading to a sizeable lawned garden which offers space to sit out and enjoy the view back to the house. The garden is fence enclosed and has space for a timber outbuilding if desired.

EXTERNAL FRONT, GARAGE AND DRIVEWAY





A nicely landscaped front garden, having a low maintenance pebbled area with surrounding planted borders and a palm tree. A path leads to the front door and a driveway provides off-road parking for one vehicle. A detached garage has power, light, an up and over door and separate access. A door opens to the rear garden.

***MATERIAL INFORMATION**
TENURE:
Leasehold

LEASEHOLD:
Length of lease - 999 YEARS
Start date - 25/03/1934
Years remaining - 906

ADDITIONAL COSTS:
Ground rent - £2.50 per annum

COUNCIL AND COUNCIL TAX BAND:
Kirklees Band A

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
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Please note information within our sales particulars has been provided by the vendors. Paisley Properties has not reviewed the full title and therefore the buyer is advised to obtain verification from their solicitor.

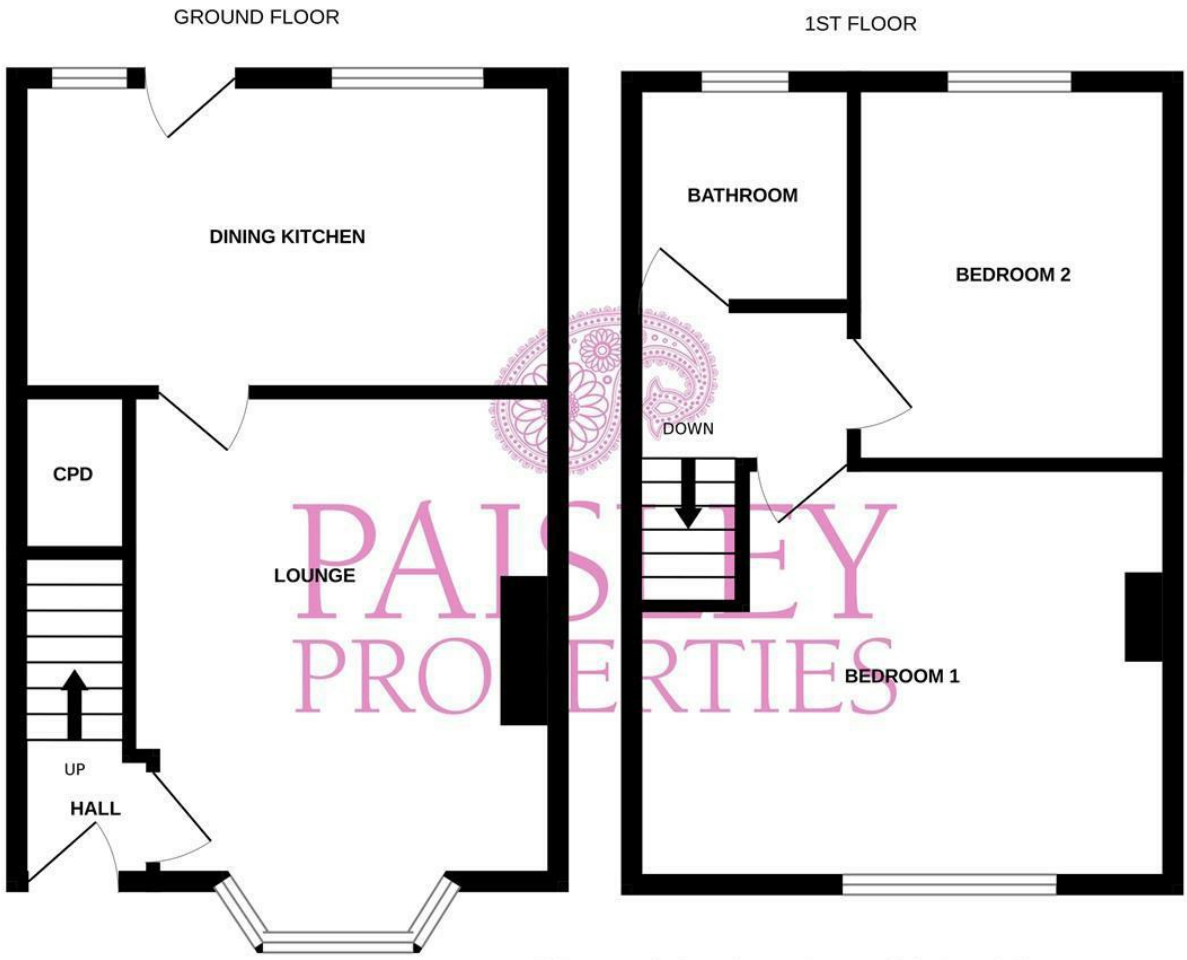
References to the Tenure of the property are based upon information obtained from Land Registry. However the buyer should obtain verification from their solicitor.

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.

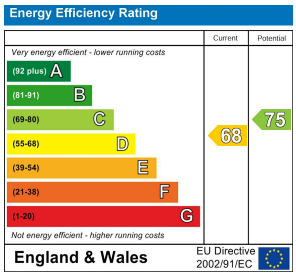
MORTGAGES
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

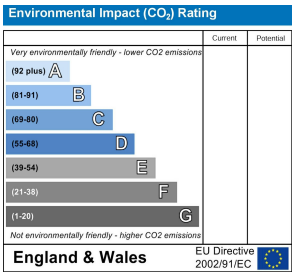
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

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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