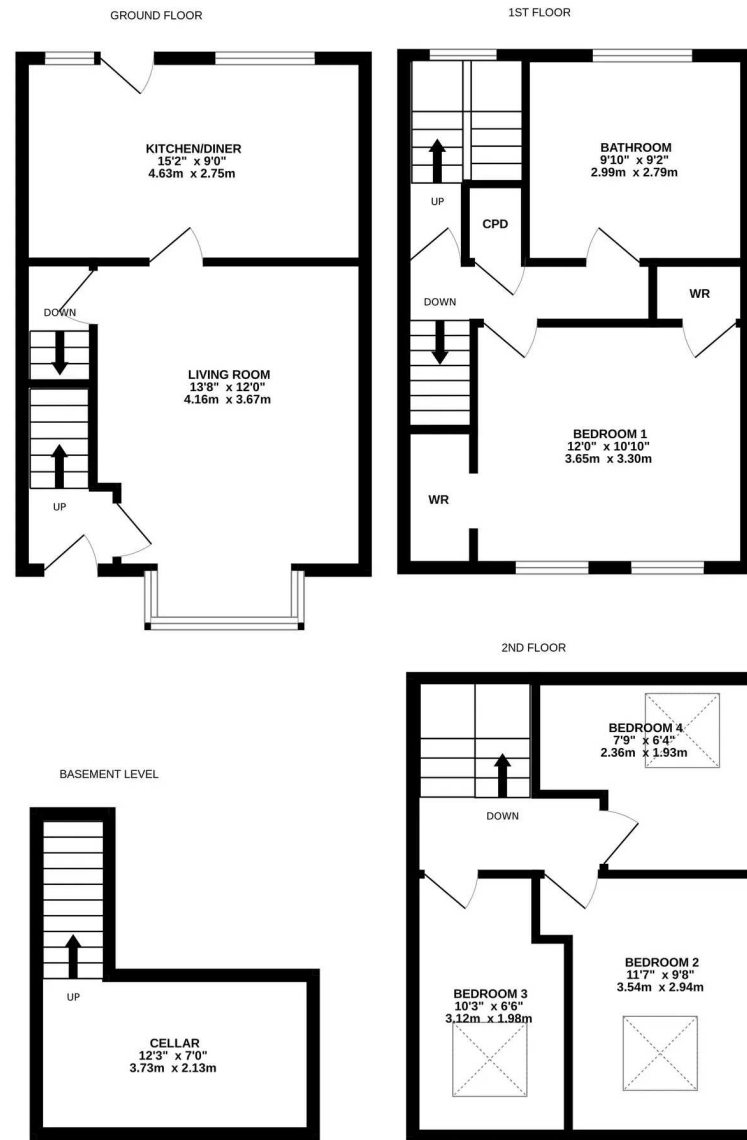




Dalton Bank Road

Huddersfield, HD5 0RE

Offers in Region of **£230,000**



DALTON BANK ROAD

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45 Dalton Bank Road

Huddersfield, Huddersfield

A RARE OPPORTUNITY TO ACQUIRE A SPACIOUS, THREE/FOUR BEDROOM, CHARACTERFUL HOME COMPLEMENTED BY SUPERB GARDENS TO THE REAR. SITUATED IN COLNE BRIDGE, THE PROPERTY IS IN AN IDEAL POSITION FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR SCHOOLING AND CONVENIENTLY POSITIONED CLOSE TO AMENITIES. IN PERSON VIEWINGS ARE STRONGLY ADVISED TO TRULY APPRECIATE THE SPACE AND FABULOUS GARDENS ON OFFER.

The property accommodation briefly comprises of entrance vestibule, lounge and open-plan dining-kitchen to the ground floor. There is a keeping cellar to the lower ground floor ideal for further storage. To the first floor is the principal bedroom with walk in wardrobes and the house bathroom. To the second floor there are three further bedrooms. Externally is a small paved yard to the front, to the rear is a large garden/field, with flagged patio area, dog run, lawn area and with hard standing for sheds, a summer house and chicken coop. This lane has historically been used to keep livestock. There is access to a further communal garden in which the subject property shares hanging rights.

Tenure Freehold.

Council Tax Band A.

EPC Rating TBC.



GROUND FLOOR

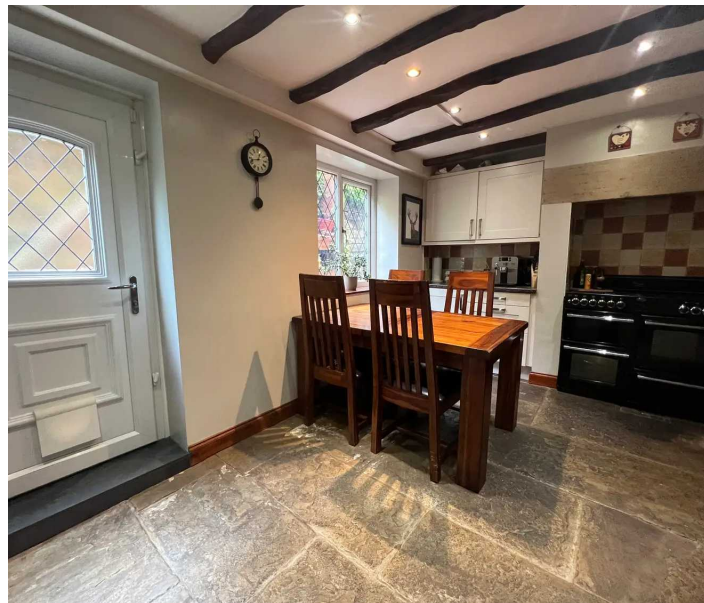
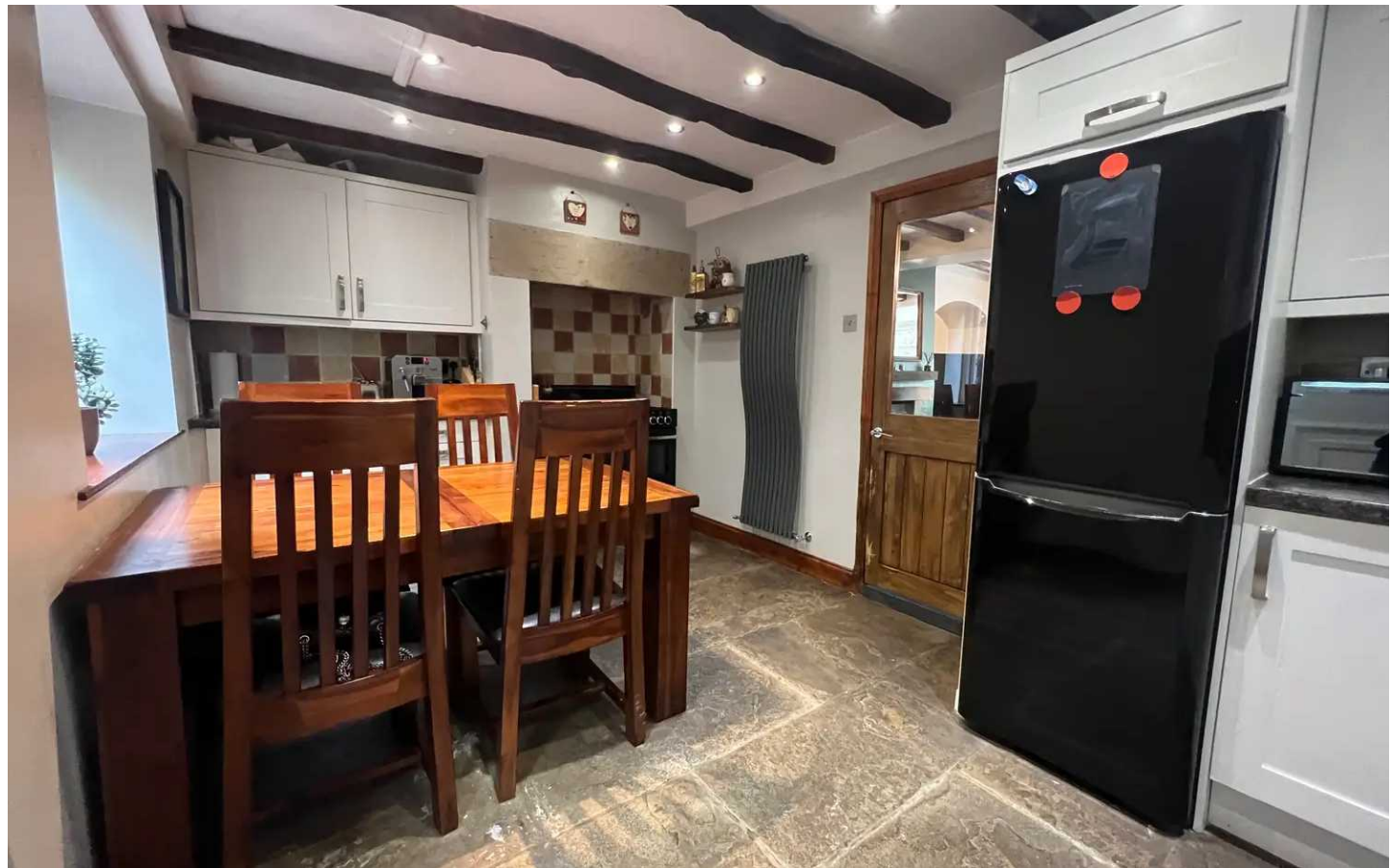
ENTRANCE HALL

Enter into the property through a double-glazed PVC front door with obscure glazed inserts. The entrance hall features a staircase with decorative dado panelling and arched corbels above rising to the first floor, and a cottage-style door which proceeds seamlessly into the lounge.

OPEN-PLAN DINING KITCHEN

15' 2" x 9' 0" (4.62m x 2.74m)

The open-plan dining kitchen features two banks of double-glazed windows to the rear elevation, providing the room with natural light. There is inset spotlighting to the ceiling, decorative timber beams on display, tiling to the splash areas, an anthracite column radiator, fitted shelving, fabulous exposed stone flagged flooring, and a double-glazed external door with obscure glazed inserts and leaded detailing leading out to the rear gardens. The kitchen features a wide range of fitted wall and base units with shaker-style cupboard fronts and complementary rolled edge work surfaces over which incorporate a one-and-a-half-bowl, composite sink and drainer unit with chrome mixer tap. The kitchen is equipped with space for a 7-ring range cooker which is inset into a chimney breast with tiled splashback and integrated cooker hood over. There is plumbing and provisions for an automatic washing machine, space for a tall standing fridge freezer unit, and an integrated slimline dishwasher.





LOUNGE

13' 8" x 12' 0" (4.17m x 3.66m)

The lounge is brimming with charm and character, courtesy of exposed timber beams to the ceilings and a fabulous bay window with oak window seat beneath to the front elevation. A multi-panel timber and glazed door proceeds into the open-plan dining kitchen and a cottage-style timber door encloses a useful understairs cupboard. There is high-quality flooring, a wall light point, a radiator, and the focal point of the room is the inglenook stone fireplace with cast-iron log burning stove set upon a raised stone hearth.

LOWER GROUND FLOOR

12' 3" x 7' 0" (3.73m x 2.13m)

Taking the cottage-style door from the lounge down the stone stairwell, you reach a useful cellar. There is a bank of double-glazed windows to the front elevation, providing natural light, exposed timber beams and floorboards, a wall light point, various plug points, and the original stone niche shelving.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance, you reach the first floor landing. There is part decorative dado panelling, inset spotlighting to the ceiling, and doors providing access to bedroom one, the house bathroom, enclosing a staircase which rises to the second floor, and a useful airing cupboard.

BEDROOM ONE

12' 0" x 10' 10" (3.66m x 3.30m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are exposed timber beams, batons and boards to the ceiling, a decorative picture rail, high-quality flooring, and a bank of double-glazed mullioned windows with leaded detailing to the front elevation, which provide a pleasant woodland outlook. The principal bedroom features a wall light point, a radiator, and benefits from two useful walk-in wardrobes with hanging rails, shelving and lighting in situ.

HOUSE BATHROOM

9' 10" x 9' 2" (3.00m x 2.79m)

The house bathroom features a high-quality, modern, four-piece suite which comprises of a freestanding double-ended bath with floor mounted cascading waterfall mixer tap and showerhead attachment, a low-level w.c. with push-button flush, a broad ceramic wash hand basin with vanity cupboard beneath and cascading waterfall Monobloc mixer tap over, and a wet room style shower with thermostatic rainfall showerhead and separate handheld attachment. There is attractive tiled flooring and contrasting tiling to the walls and splash areas, inset spotlighting to the ceiling, a chrome ladder-style radiator, and a bank of double-glazed windows with obscure glass, leaded detailing and tiled surround to the rear elevation, which provides a pleasant view onto the rear gardens.





SECOND FLOOR

SECOND FLOOR LANDING

A kite winding staircase proceeds from the first floor landing to the second floor. There is a useful understairs storage cupboard, a double-glazed window with leaded detailing on the half landing, a radiator, recessed lighting to the ceiling, a double-glazed skylight window which provides a fantastic open-aspect view across the property's vast gardens to the rear, and cottage-style doors with Suffolk thumb latches providing access to three bedrooms.

BEDROOM TWO

11' 7" x 9' 8" (3.53m x 2.95m)

Bedroom two is a light and airy double bedroom with space for freestanding furniture. There is a double-glazed skylight window with integrated blind, providing a great deal of natural light, a ceiling light point, a radiator, useful under eaves storage area, and a further mezzanine storage area over the door.

BEDROOM THREE

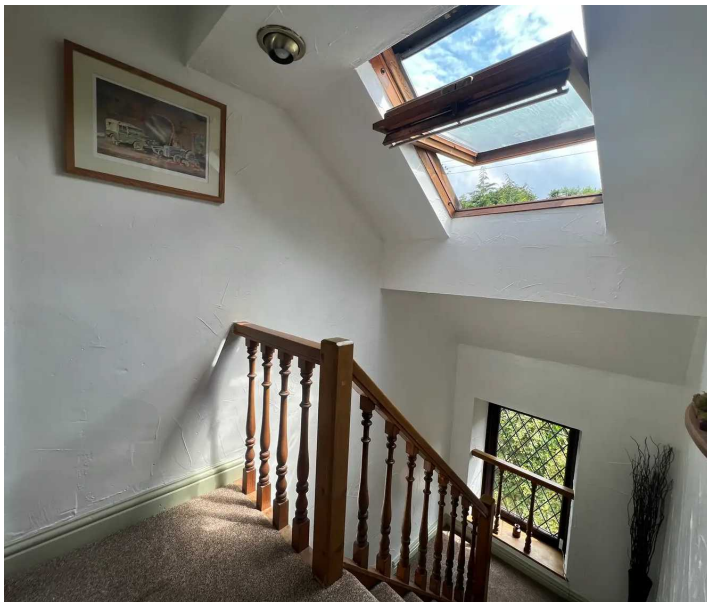
10' 3" x 6' 6" (3.12m x 1.98m)

Bedroom three can accommodate a bed with ample space for freestanding furniture. The room is currently utilised as a music room and features a double-glazed window with integrated blind to the rear elevation, two wall light points, and a radiator.

BEDROOM FOUR

7' 9" x 6' 4" (2.36m x 1.93m)

Bedroom four features a double-glazed skylight window to the rear elevation, providing the room with a great deal of natural light. There is high-quality flooring, useful under eaves storage areas, a wall light point, and a radiator.



EXTERNAL

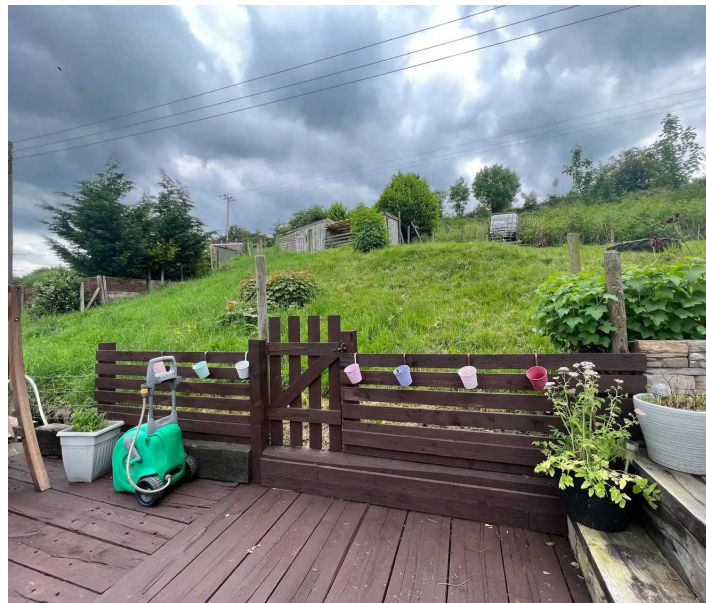
FRONT GARDEN

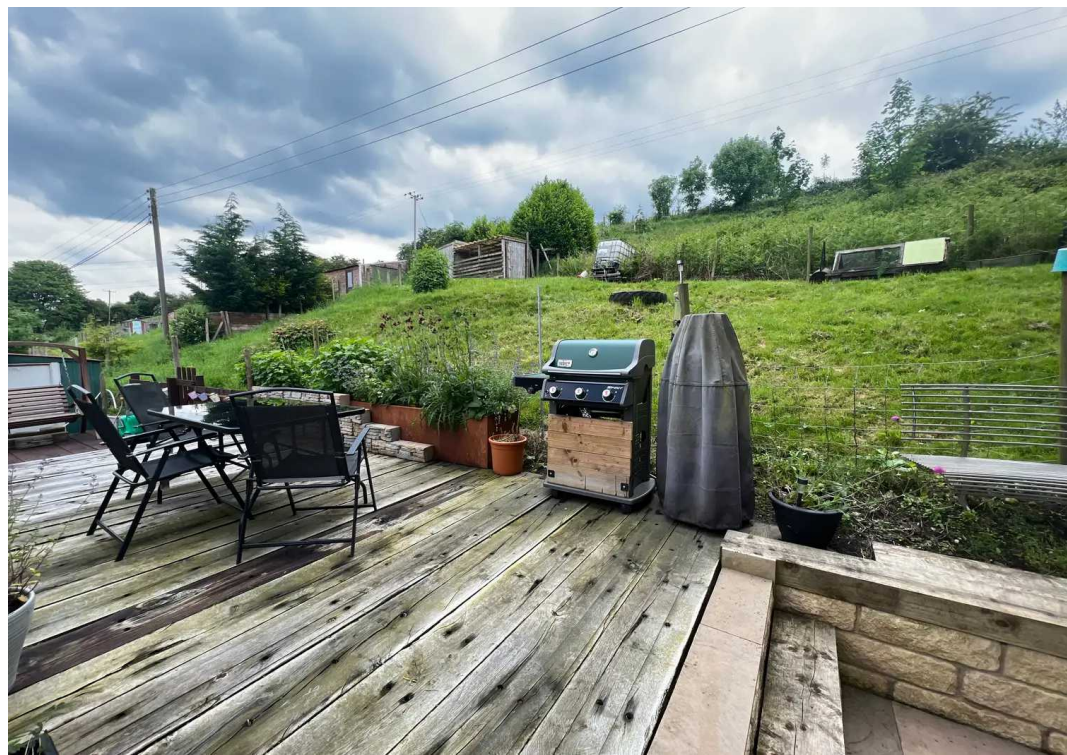
Externally to the front, there is a low maintenance flagged garden with stone wall and fence boundaries, and steps leading up to the front door.

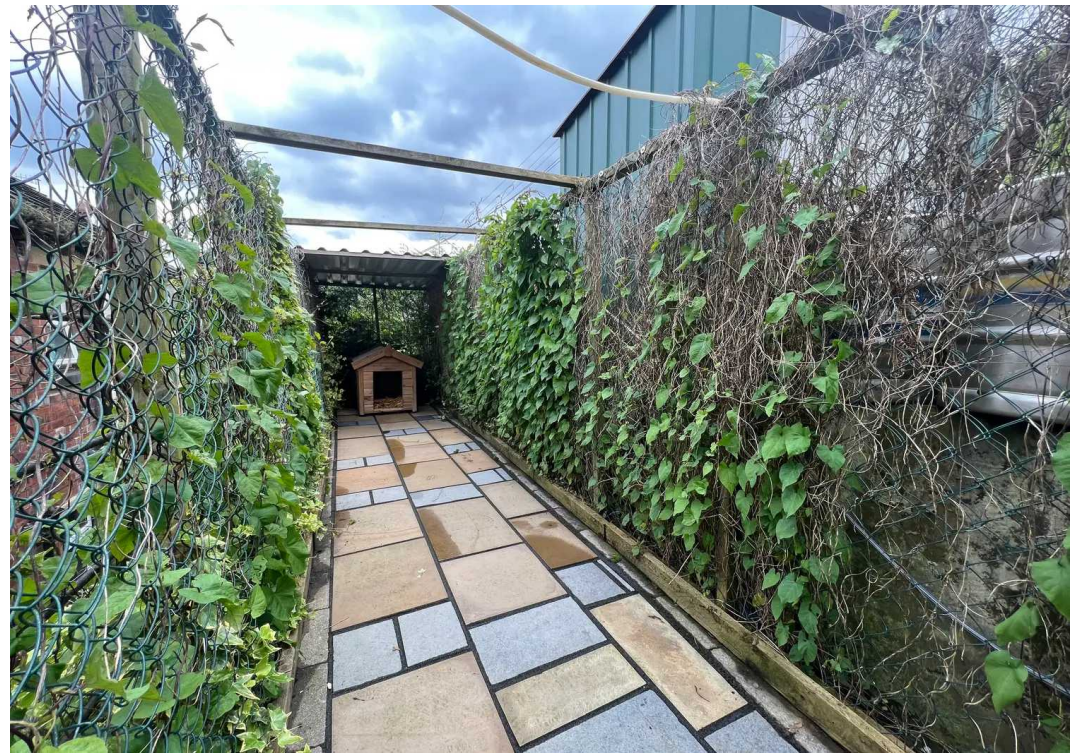
REAR GARDENS

Externally to the rear, the property features a stone flagged pathway which has a timber staircase rising to the main portion of the garden. There is a useful bin store with shelving in situ. There is an external security light and external tap. PLEASE NOTE - There is a pedestrian right of access for neighbouring properties.

The property's gardens are sure to impress, split into various impressive sections, including a sheltered flagged area which could be utilised for al fresco dining and barbecuing. There are timber sleepers leading to a raised decked area, which is another ideal space for enjoying the afternoon and evening sun, and the garden then proceeds to a large lawn area which has historically been home to livestock such as chickens and pigs. There are various hard standings for garden sheds and summerhouses, well stocked flower and shrub beds, and post and rail boundaries.







VIEWING

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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