

bramleys

For Sale

**136 LONG LANE
DALTON
HUDDERSFIELD
HD5 9SF**

RESIDENTIAL SALES

£145,000



- **3 BEDROOM SEMI DETACHED FAMILY HOME**
- **2 RECEPTION ROOMS**
- **DRIVEWAY, GARAGE AND GARDENS**
- **IDEAL FOR THE FIRST TIME BUYER OR YOUNG FAMILY**
- **AMENITIES NEARBY**
- **LOCAL TRANSPORT LINKS TO HUDDERSFIELD TOWN CENTRE**



Nestled in the popular and well established residential area of Dalton, this 3 bedroom semi-detached residence is offered to the market with the benefit of no upper vendor chain and immediate vacant possession. Boasting a generous breakfast kitchen with adjacent separate dining area, this home benefits from a 4 piece bathroom suite. Externally the property benefits from a detached single garage with generous off-road parking and the rear garden features a quaint pond, mature shrubbery borders and is fully enclosed. Being ideal for a wide range of local amenities and for access to Huddersfield Town Centre, the home forms an excellent proposal for the first time buyer or young and growing family alike. With accommodation briefly comprising:- an entrance hall, lounge, dining room, breakfast kitchen, first floor landing, 3 bedrooms and 4 piece bathroom. Book your early internal inspection to avoid disappointment. Energy Rating: E

The accommodation briefly comprises:-

GROUND FLOOR:

Entrance Hall

Lounge

3.84m x 3.78m exc bay. (12'7" x 12'5" exc bay.)

Having a sealed unit double glazed bay window, fireplace with inset gas fire, ceiling coving and a central heating radiator.



Dining Room

3.78m x 3.61m (12'5" x 11'10")

Having a fireplace with inset gas fire, central heating radiator and a set of sealed unit double glazed patio doors which give access to the rear garden.



Breakfast Kitchen

4.93m x 2.11m (16'2" x 6'11")

Being fitted with a range of wall and base units with working surface over, oven, 4 ring gas hob, central heating radiator, 2 sealed unit double glazed windows, space and plumbing for a washing machine and dishwasher, 1½ bowl composite sink with side drainer and mixer tap and part tiled walls.



FIRST FLOOR:

Landing

Bathroom

Furnished with a 4 piece coloured suite incorporating low flush WC, pedestal wash hand basin, panelled bath and corner shower cubicle. There are part tiled walls, a central heating radiator and a sealed unit double glazed window.



Bedroom 1

3.84m x 3.78m (12'7" x 12'5")

Having a central heating radiator, sealed unit double glazed bay window and fitted wardrobes.



Bedroom 2

3.84m x 3.61m (12'7" x 11'10")

Having a central heating radiator and sealed unit double glazed window.



Bedroom 3

2.67m x 1.96m (8'9" x 6'5")

Having a central heating radiator and sealed unit double glazed window.



OUTSIDE:

To the front of the property there is a tarmac driveway which provides off road parking, together with adjacent lawned garden. To the rear of the property there is a single detached garage, patio seating area, lawned garden, garden pond and mature shrubs.



COUNCIL TAX BAND:

B

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

VIEWING:

Contact the agents.

MORTGAGES:

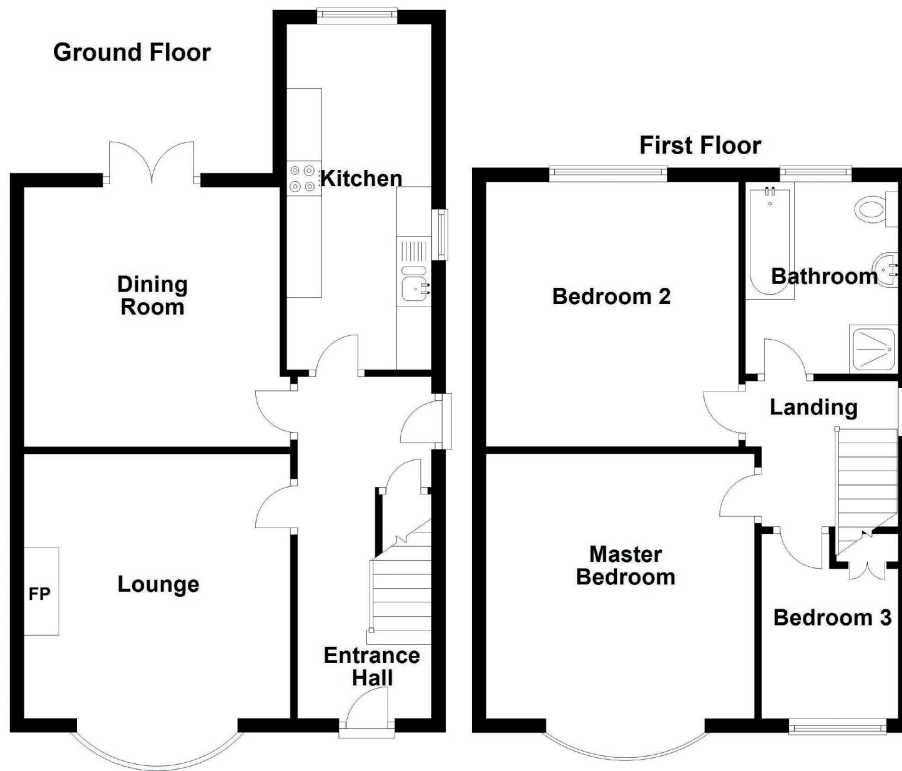
Bramleys offer a no obligation Mortgage Advisory Service for the benefit of both purchasers and vendors. In association with Bramleys Financial Consultants Ltd, Bill Keighley is able to search the mortgage market to identify a suitable tailor-made mortgage, best suited to your needs. For further details contact Bill Keighley on 01484 530361. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ON-LINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

DIRECTIONS:

Leave Huddersfield via Wakefield Road (A629). Proceed through the traffic lights at Aspley and at the traffic lights at Moldgreen bear left onto Broad Lane. Continue along this road which then becomes Long Lane and the property can be found on the right hand identified by the Bramleys for sale board.



Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO2) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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