

bramleys



171 Dalton Green Lane
Dalton
Huddersfield
HD5 9UQ

£120,000

Professionalism with Independence



14 St Georges Square, Huddersfield, HD1 1JF
t: 01484 530361

This 3 bedroom semi detached property is positioned on a corner plot with spacious garden to 3 sides and parking for 4 cars to the rear, allowing further extension subject to local planning consent. Internally the property has uPVC double glazed windows, gas fired central heating system, modern dining kitchen, fitted bathroom suite, along with 3 well proportioned bedrooms. Located in Dalton the property is handily positioned for access to local schools, shops in the villages of Dalton and Waterloo, as well as transport links to Huddersfield town centre. To truly appreciate the plot size and potential this property has to offer an internal viewing is highly recommended. Energy Rating: E

The accommodation briefly comprises:-

GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

Having an ascending staircase and access to:-

Lounge

3.28m x 4.47m (10'9" x 14'8")

Being the full depth of the property, the focal point of the room is a living flame gas fire with decorative surround and hearth. There are 2 central heating radiators, a uPVC double glazed bay window to the front elevation and further uPVC double glazed window to the rear.



Dining Kitchen

2.95m x 5.74m (9'8" x 18'10")

Having access to the rear of the garden via an external door, 3 uPVC double glazed windows, range of wall and base units with working surfaces over, part tiled walls, integrated 4 ring gas hob and electric oven, space for an automatic washing machine, dryer and fridge freezer. There is a stainless steel sink with drainer and mixer tap.



FIRST FLOOR:

Landing

Having a uPVC double glazed window, central heating radiator, useful storage cupboard and loft access point.

Bedroom 1

2.77m x 4.24m (9'1" x 13'11")

Having a central heating radiator and uPVC double glazed bay window.



Bedroom 2

2.11m x 2.97m (6'11" x 9'9")

Having a uPVC double glazed window and central heating radiator.



Bedroom 3

2.18m x 3.02m (7'2" x 9'11")

Having a uPVC double glazed window, central heating radiator and useful loft access point.



Bathroom

Comprising of a 3 piece white suite incorporating low flush WC, pedestal wash basin and panelled bath with overhead shower, part tiled walls, uPVC double glazed window and a central heating radiator.



LOFT:

Being boarded and has been used as an occasional room by way of a pull down ladder in bedroom 3

OUTSIDE:

The property has spacious gardens to 3 sides with parking for 4 cars to the rear and space for a garage (subject to local planning consents). The property's gardens provide ample space for further extension subject to local planning consent.



COUNCIL TAX BAND:

A

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.

RELATED SALE DISCOUNT:

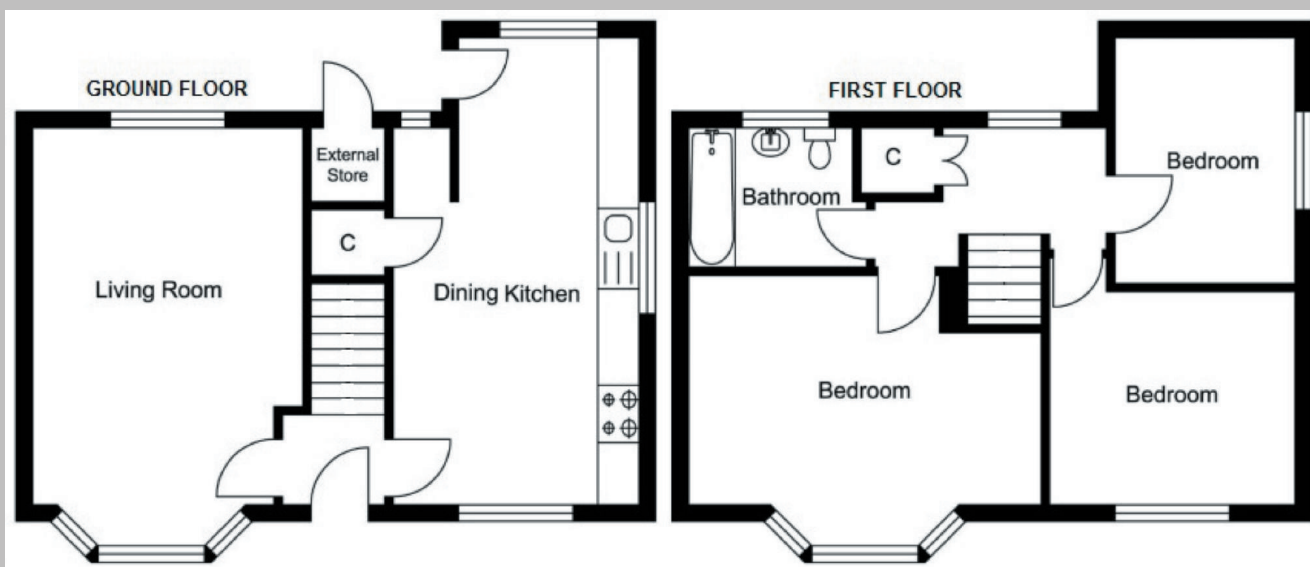
Bramleys will offer a 10% discount off our commission fees to any client purchasing a property through Bramleys who then instructs Bramleys in the sale of their own property.

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 (A642). Proceed through the traffic lights at Aspley and at the traffic lights at Moldgreen bear left onto Broad Lane which then becomes Long Lane. Take a right hand turning into Dalton Green Lane where the property can be found on the right hand side identified by the Bramleys for sale board.



Energy Performance Certificate		HM Government
171, Dalton Green Lane, HUDDERSFIELD, HD5 9UQ		
Dwelling type:	Semi-detached house	Reference number: 0711-2809-7138-9707-5911
Date of assessment:	01 July 2013	Type of assessment: RdSAP, existing dwelling
Date of certificate:	03 July 2013	Total floor area: 72 m²
Use this document to: <ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 		
Estimated energy costs of dwelling for 3 years:		£ 3,090
Over 3 years you could save		£ 960
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 219 over 3 years	£ 132 over 3 years
Heating	£ 2,325 over 3 years	£ 1,797 over 3 years
Hot Water	£ 546 over 3 years	£ 201 over 3 years
Totals	£ 3,090	£ 2,130
		You could save £ 960 over 3 years
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.		
Energy Efficiency Rating		
		The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor Insulation	£800 - £1,200	£ 172
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 66
3 Low energy lighting for all fixed outlets	£30	£ 72
See page 3 for a full list of recommendations for this property.		
To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.		

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:

- 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.
- 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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