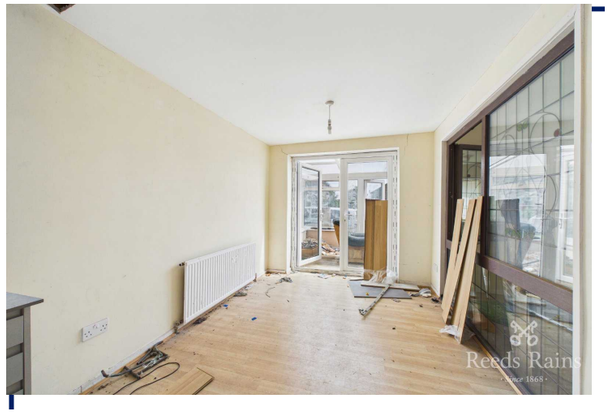
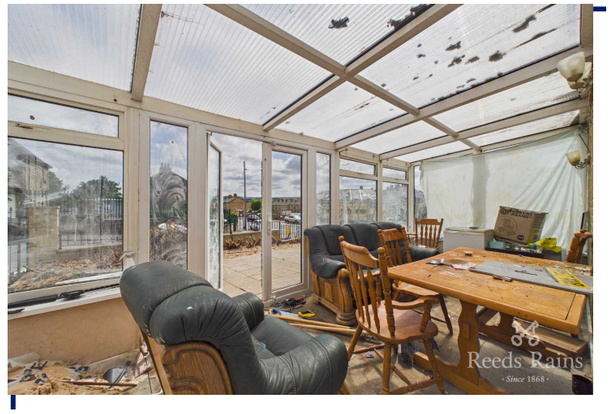
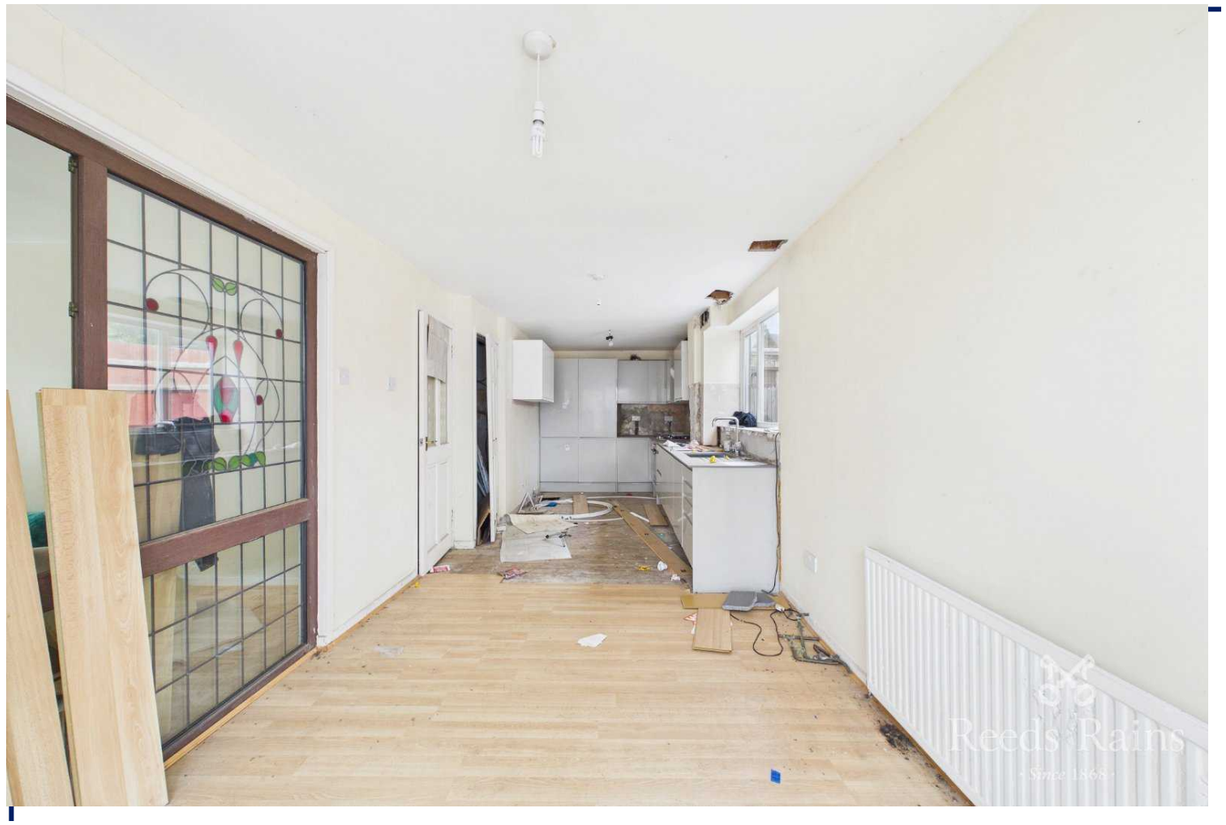
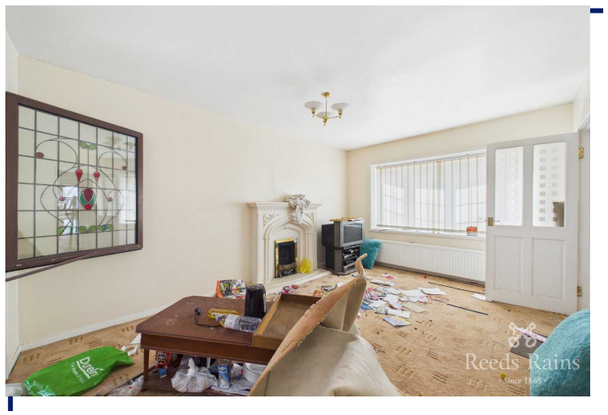
















Long Lane, Dalton, Huddersfield,
West Yorkshire, HD5

Guide Price: £190,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

35 Long Lane, Dalton, Huddersfield, West Yorkshire, HD5

Guide Price: £190,000

Council Tax Band: B
EPC Rating: G

FOR SALE MODERN METHOD OF AUCTION - STARTING BID £190,000 PLUS RESERVATION FEE.

A GENEROUS 5 bedroom DETACHED FAMILY HOME, which occupies a corner plot with enclosed gardens and driveway, located within this POPULAR and CONVENIENT RESIDENTIAL LOCATION. AVAILABLE WITH NO VENDOR CHAIN and IMMEDIATE VACANT POSSESSION.

Property Description
Requiring a general program of modernisation, refurbishment and finishing work, the property does offer an excellent opportunity for any YOUNG FAMILY to acquire a sizeable home to complete to their own specification. In brief the property comprises: Ent.Hall, Living Room, Kitchen/Diner, Study/GF Bedroom with En-Suite. 5 First Floor Bedrooms and House Bathroom. Externally, uncultivated gardens extend mainly to three sides and off-road parking is available to the side/rear. Conveniently placed for numerous local amenities, Schools, Public Transport links and for access to the Town Centre and M62.

Auctioneers Comments
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

Ground Floor

Entrance Hall
Opening with a uPVC door, fitted with a single radiator and providing a staircase which rises to the First Floor.

Living Room
15'8" x 10'10" (4.78m x 3.3m)
Fitted with a double radiator and a uPVC double glazed bay window.

Kitchen/Diner
26'1" x 8'8" (7.95m x 2.64m)
Fitted with a selection of modern base and wall units with a working area incorporating a stainless steel sink with mixer taps. Including an integrated oven, 4 ring stainless steel hob and extractor hood above, integrated fridge/freezer, a single radiator, a uPVC double glazed window and uPVC French doors leading into the Conservatory.

Conservatory
19'9" x 7'11" (6.02m x 2.41m)
A uPVC Conservatory constructed on a cavity base with French doors opening to the side garden.

Study/GF Bedroom 6
11'5" x 7'10" (3.48m x 2.4m)
Fitted with a uPVC double glazed window.

En-Suite Shower Room
7'8" x 5' (2.34m x 1.52m)
Partially fitted with a three piece suite comprising step in Shower unit, low flush WC and pedestal wash basin but requiring work to complete the suite.

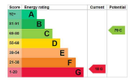
First Floor Landing
Providing access to the roofspace.

Bedroom 1
12'9" x 9'7" (3.89m x 2.92m)
Fitted with a single radiator and a uPVC double glazed window.

Bedroom 2
11'7" x 10'1" (3.53m x 3.07m)
Fitted with a single radiator and a uPVC double glazed window.

Bedroom 3
11'1" x 8'2" (3.38m x 2.5m)
Fitted with a single radiator and a uPVC double glazed window.

Bedroom 4
12'6" x 7'11" (3.8m x 2.41m)
Fitted with a single radiator and sliding patio doors opening to a Juliet style balcony.



For full EPC please contact the branch.

Bedroom 5
9'10" x 7'2" (3m x 2.18m)
Fitted with a bulkhead store cupboard, a single radiator and a uPVC double glazed window.

Bathroom
8' x 5'5" (2.44m x 1.65m)
Partially fitted with a three piece suite comprising panelled bath with mixer taps and side screen above, low flush WC and hand wash basin but requiring work to complete the suite. Fitted with a chrome heated towel rail and a uPVC double glazed window.

Outside
The property occupies a corner plot with enclosed gardens extending mainly to three sides. The gardens are currently uncultivated. A driveway extends to the side/rear, with hard-standing providing off-road parking.

Tenure & Council Tax Band
Freehold
Council Tax Band - B

Agents Notes



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk