



cornerstone  
ESTATE AGENTS

Grosvenor Road  
Dalton, Huddersfield



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Dalton

Huddersfield

Offers In Region Of £125,000

OFFERED TO THE MARKET WITH NO UPWARD CHAIN, OUR CORNERSTONE LISTING SITS IN SPACIOUS GARDENS AND IS A 3 BEDROOM SEMI-DETACHED WITH LIVING ROOM, KITCHEN, SIDE PORCH AND HOUSE BATHROOM.

THIS IS AN EXCELLENT RENOVATION PROPERTY WHICH IS ALREADY ESTABLISHED WITH DOUBLE GLAZING AND GAS CENTRAL HEATING.

Requiring modest improvements which includes a cosmetic upgrade and new bathroom, the property sits in a favoured residential location close to St Joseph Catholic Primary School and Dalton nursery and junior school.

Local amenities include Morrisons supermarket, Marks and Spencer's, hair salons, doctor surgeries, dentists and petrol station, the area is also served well with public transport links and is only 2.5 miles from the centre of Huddersfield Town Centre.

MAIN ENTRANCE	The front door leads into the property with staircase immediately ahead and the living room to the left.
LIVING ROOM 19' 8" x 9' 8" (reducing to 8'2") (5.99m x 2.95m) approx.	With windows to the front and rear elevations, the large room feels very spacious and accommodates family seating and free standing furniture. The size of the gardens are so substantial that we would suggest the property could be extended to the rear with a conservatory or single storey dining room, all subject to planning permission being granted.
KITCHEN 9' 9" x 9' 1" (2.97m x 2.77m)	The kitchen has a range of wall and base cabinets and comes equipped with a Beko 4 ring gas hob and electric oven. The kitchen has access to the side inner porch and the living room. Presented to a reasonable standard, the kitchen would benefit from cosmetic enhancement.
INNER PORCH 6' 6" x 4' 8" (1.98m x 1.42m)	The inner porch on the side elevation is a great space to hang coats and remove footwear. To the side is a recessed cupboard which holds the property meters and perfect to store household appliances.
LANDING	The landing leads to 3 bedrooms, house bathroom and boiler cupboard with Worcester Bosch boiler.
BEDROOM ONE 13' 5" x 9' 9" (4.09m x 2.97m)	The front bedroom will accommodate a king size bed and free standing furniture.
BEDROOM TWO 11' 0" x 6' 0" (3.35m x 1.83m)	At the front elevation, able to support a double bed, with large storage cupboard.
BEDROOM THREE 12' 4" x 5' 9" (3.76m x 1.75m)	Overlooking the rear garden, the generous single bedroom has space for free standing furniture.
HOUSE BATHROOM	With coloured suite, the bathroom will require entirely modernising and improving.
EXTERIOR	With spacious gardens to the front, side and rear, the size of the plot allows for extension possibilities subject to the usual constraints. Predominately lawn with privacy hedging and established plants, the gardens are a blank canvas requiring maintenance.







# Energy Efficiency Rating

