



Ridgeway, Dalton Huddersfield HD5 9QJ

welcome to

Ridgeway, Dalton Huddersfield

A well-presented family home located in highly sought-after Dalton, on a generous plot with a main bus route nearby, as well as local shops, schools and amenities. Two reception rooms, a garage and off-road parking, making this the ideal new home for the growing family.



Entrance Hall

Entrance hall with tile flooring.

Lounge

13' 8" plus stairs into recess x 10' 11" plus bay (4.17m plus stairs into recess x 3.33m plus bay)

Good sized lounge which has been extended, with carpeted flooring. Warmed by a central heating radiator. With a double glazed bay window to the front.

Kitchen

8' 6" x 13' 1" (2.59m x 3.99m)

Good sized kitchen which is fitted with a range of base and wall units with laminate worktops. Fitted with an integral electric oven and gas hob. With space for a fridge/freezer. Tile flooring, warmed by a central heating radiator. With a double glazed window to the rear.

Dining Room

12' 1" into recess x 12' 10" (3.68m into recess x 3.91m)

Spacious dining room with wood flooring, warmed by a central heating radiator and a gas fire. With a sliding door to the rear.

Reception Three

Third reception room with carpeted flooring, warmed by a central heating radiator. With a double glazed window and sliding door to the rear,

Downstairs Wc

Downstairs Wc with space for washing machine and tumble dryer. Fitted with a low flush WC and wash hand basin and laminate worktops. Warmed by a central heating radiator, and a double glazed window to the rear.

First Floor Landing

Carpeted landing with two double glazed windows to the side. Warmed by a central heating radiator. Lots of storage into an integrated cupboard, plus access to the loft via loft hatch which is partially boarded with a pull down ladder.

Bedroom One

12' 11" x 9' 10" plus wardrobes (3.94m x 3.00m plus wardrobes)

Spacious double bedroom with carpeted flooring, warmed by a central heating radiator. With lots of storage into integrated wardrobes. A double glazed window to the rear.

Bedroom Two

9' 11" x 10' 11" (3.02m x 3.33m)

Good sized bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the front.

Bedroom Three

10' into door x 8' 8" (3.05m into door x 2.64m)

Good sized bedroom with carpeted flooring, warmed by a central heating radiator. With a double glazed window to the rear.

Bathroom

Family bathroom fitted with a shower over bath, low flush WC and wash hand basin. With a heated towel rail, tile flooring and a double glazed window to the rear.

External

Large driveway

Garage which is fitted with power, and single glazed window to the side. With an up and over door.

Patio seating area.



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Ridgeway, Dalton Huddersfield

- Highly sought-after location
- Ample off-road parking
- Two reception rooms plus office space
- Schools close-by
- On a main bus route
- Well-presented family home

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117248 - 0003

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