



8 Felcote Avenue, Dalton

This semi-detached property offers much more than initially meets the eye, so an internal inspection is highly recommended. It occupies an elevated position on this well-regarded residential street and is within walking distance of the Tolson Museum and parkland. The property briefly comprises living room, kitchen, dining room, conservatory, and double bedroom to the ground floor, whilst on the first floor you will find 2 further bedrooms and bathroom. Externally, there is a driveway and garden to the front, patio to the side, and a good sized low maintenance garden to the rear from where you can sit and enjoy some delightful views. The property is only a short drive away from shops and amenities in nearby Waterloo, Moldgreen, or a little further into Huddersfield town centre.

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Accommodation:

GROUND FLOOR



Living Room

15'10" x 14'9"

A spacious reception room with windows to the front and side. It features a coal effect gas fire set into the chimney breast with a painted brickwork inset and hearth. The room has picture railing and great views to the front.



Kitchen **14'9" x 9'10"**

Fitted with a range of wall, drawer, and base units with solid wood worktops which incorporate a Belfast sink with mixer tap. Integrated appliances include a 4-ring gas hob with stainless steel extractor hood and splashback over, electric oven beneath, dishwasher, fridge, and space for a washing machine. The kitchen also has tiled splashbacks above the worksurfaces, cupboard housing the central heating boiler, stable-style external door to the side, window to the rear, tiled floor, and enhancer lighting above and under the wall units.



Dining Room



Dining Room **11'7" x 9'10"**

A good space for entertaining family and guests with access to both kitchen and conservatory. It has wood effect flooring, and a beamed ceiling.



Conservatory **13'7" x 9'**

A good sized conservatory with tiled floor, central heating radiator, and French doors opening out to the rear garden.



Bedroom 1 13'7" x 10'9"

A large double bedroom with a bank of sliding door wardrobes, beamed ceiling and window providing pleasant views to the front.

FIRST FLOOR



Bedroom 2 10'4" x 8'2"

Another double bedroom with window to the rear.



Bedroom 3 22'3" x 7'4"

A good sized long by narrow room suitable as a single bedroom or home office. There are 2 velux roof windows, and access to ample eaves storage space.



Bathroom 7'6" x 6'9"

Fitted with a modern white suite comprising a large 'spa' bath with mixer tap, low flush w.c., wall mounted wash basin, and a shower cubicle with dual head shower over. There is a frosted window to the rear, extractor fan, tiled walls and floor, inset ceiling spotlights, and a ladder style radiator/towel warmer.



OUTSIDE

There is a sizeable block paved driveway to the front and a well stocked flower bed garden with a range of mature plants and shrubs. You will find paving to the side of the house which continues around to the spacious rear garden completely paved for ease of maintenance and from where you can sit and enjoy the views, and ample space for outside entertaining. There is a garden shed, and external lighting.

Viewing

By appointment with Wm Sykes & Son.

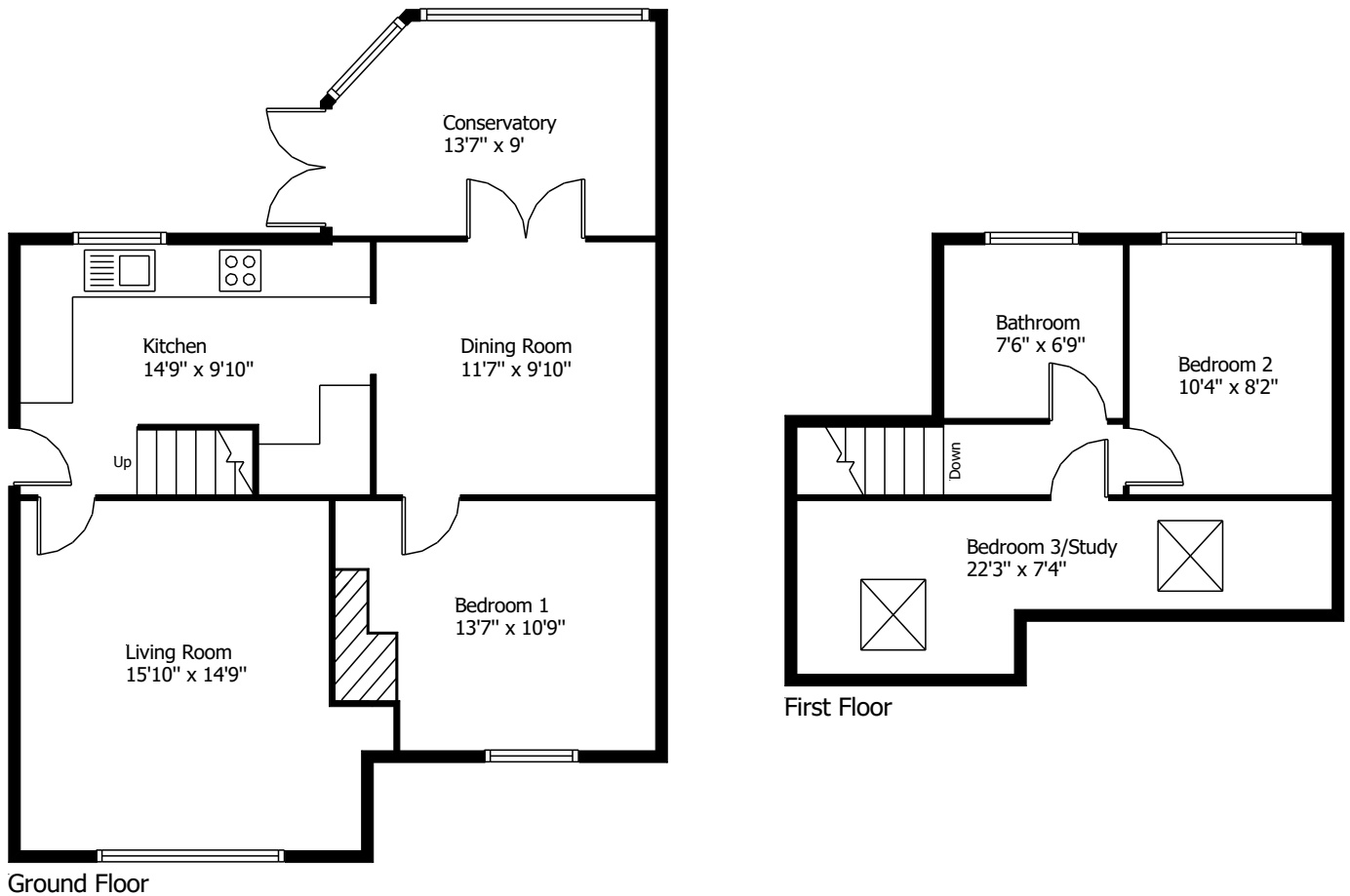
Location

From the traffic lights on Wakefield Road at the junction with Dalton Green Lane and Greenhead Lane, turn onto Greenhead Lane and follow the road up turning right into the triangular junction and onto Forest Road. Follow Forest Road and you will soon find Felcote Avenue on the right. No.8 will shortly be found on the right.

Additional Information

- Council Tax – Band B
- Tenure – Leasehold – held on a 999 year lease from 01/01/1936. The annual ground rent is £3.40 and the last statement dated 21/5/2025 quoted £952.07 to buy the freehold (that quote was valid for 28 days so it may be a little more now).
- EPC Rating – 63 (Band D)
- Utilities:-
 - Water – mains
 - Drainage - mains
 - Gas – mains
 - Heating – gas fired central heating.
 - Electricity – mains
 - Broadband & Mobile Phone – Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and in-home with a range of suppliers.

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This floor plan is for illustrative purposes only and may not be to scale.
The dimensions and positions of walls, doors, windows, fittings, appliances and features are approximate only.
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