



18 Allison Drive, Huddersfield, HD2 2RA

£550,000

bramleys

This superb former coach house dates back to the 1890's and offers a wealth of character features. Tucked away on this quiet cul-de-sac yet still convenient for amenities, schools and M62 motorway access. The property enjoys private mature gardens and boasts 5 reception rooms, ideal for a growing family and providing ample space for entertaining guests. Also having a security alarm system within both the house and garage, 4 double bedrooms, 3 bathrooms and a lovely extended dining kitchen with island unit, granite worktops and French doors to the garden. The double garage and driveway offer ample off road parking and the period features throughout the home add a touch of elegance and history. Outside, the private gardens provide a serene escape where you can relax and unwind. Don't miss out on the opportunity to own this beautiful property with its unique features and charm.

Energy Rating: D



GROUND FLOOR:

Kitchen

15'2" x 14'6" (4.62m x 4.42m)

This quality fitted kitchen has an extensive range of wall, base units and drawers with granite work surfaces over and integrated dishwasher, island unit incorporating a breakfast bar and sink, space for a Range style gas cooker with extractor over and space for an American style fridge freezer. Twin glass displays provide additional storage, tiled flooring and a central heating radiator.

Dining Area

9'10" x 13'9" (3.00m x 4.19m)

Being open plan to the kitchen, this room was added by the current owner and offers ample space for a large family to dine while looking out onto the garden via the French doors. Having tiled flooring and a central heating radiator.

Utility Room

11'0" x 5'11" (3.35m x 1.80m)

The utility is accessed off the kitchen and has plumbing for a washing machine, space for a drier and additional fridge freezer, stone table, tiled flooring, shelving and window.

Reception Hall

19'1" max x 11'2" (5.82m max x 3.40m)

Originally being the main entrance hall, this cosy reception room has a beautiful ornate fireplace. A open staircase rises to the first floor with under stair storage, there are 2 central heating radiators and a large window with leaded panels above enjoys plenty of natural light and daytime sun. A timber door leads to the garden.

Bathroom

Situated on the ground floor this useful additional bathroom has a coloured suite comprising wc, pedestal wash hand basin and bath with shower attachment over. There is a fitted linen cupboard, part tiled walls, ladder style radiator and window.



Sitting Room

15'5" x 13'11" (4.70m x 4.24m)

Having a gas fire, picture rail, central heating radiator and external door which gives access to the mature gardens.

Lounge

16'5" x 14'0" (5.00m x 4.27m)

A good size room with brick fireplace surround with coal effect gas fire, a central heating radiator and a large corner window with leaded panels above.

Main Lounge

18'2" x 16'5" (5.54m x 5.00m)

The main lounge has a wooden fireplace surround with working multi fuel stove, feature beam, picture rail, central heating radiator and large corner window with leaded panels above.

FIRST FLOOR:

Landing

The landing has a central heating radiator and access to the loft via a hatch.

Master Bedroom

20'5" x 11'11" (6.22m x 3.63m)

A most spacious master bedroom with feature beams, wall light points, access to the eaves, a small cupboard for storage, a central heating radiator and sealed unit double glazed window.

En suite Shower Room

With feature beams and furnished with a 3 piece suite comprising of a shower, pedestal wash hand basin and WC. There is a ladder style radiator, Velux window, tiling to the floor and walls and spacious built-in storage within the eaves.

Bedroom 2

15'7" x 14'3" (4.75m x 4.34m)

Having a feature cast iron fireplace, wall light points, a central heating radiator and sealed unit double glazed window.

Bedroom 3

15'2" x 11'3" (4.62m x 3.43m)

Having feature beams, a central heating radiator and Velux window.

Bedroom 4

12'5" x 11'3" (3.78m x 3.43m)

With a feature cast iron fireplace, beams and a sealed unit double glazed window.

Bathroom

Furnished with a 4 piece suite comprising of a pedestal wash hand basin, bidet, WC, roll top bath with central mixer tap, beams and a fitted cupboard. Also having a sealed unit double glazed window.

OUTSIDE:

A double width driveway provides off road parking and leads to the double garage. The lawn to the right of the garage has previously had planning permission which has now lapsed but may offer further potential for future development (subject to all necessary consents). There are established lawns to all sides of the property, with mature trees on the border which provide a good degree of privacy. The boundary extends to the old coach house steps at the bottom of the garden.

Garage

18'4" max x 14'4" (5.59m max x 4.37m)

With an electric door, internal power, lighting and is alarmed.

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.

TENURE:

Freehold

COUNCIL TAX BAND:

F

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE 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.









Approximate total area⁽¹⁾
 2716.11 ft²
 252.34 m²

Reduced headroom
 87.46 ft²
 8.13 m²

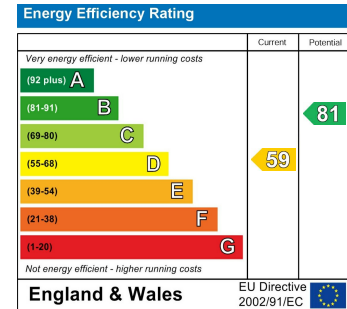


(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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:

1. 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.
2. 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

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

