



12 Ellison Street, Huddersfield, HD4 5DS
Offers Over £225,000

bramleys

Nestled in the popular area of Crosland Moor, this charming detached three-bedroom dormer bungalow on Ellison Street presents an excellent opportunity for families, first-time buyers, or those seeking convenient ground floor living. The property boasts a well-thought-out layout, featuring a comfortable bedroom and a modern shower room conveniently located on the ground floor, making it ideal for those who prefer single-level accommodation.

As you enter, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The kitchen, complete with a utility room, provides a practical area for culinary pursuits and additional storage. The upper floor houses two further bedrooms, ensuring plenty of room for family or guests.

The exterior of the property is equally appealing, with a driveway and garage that provide off-street parking for multiple vehicles, a valuable asset in this popular neighbourhood. The location offers easy access to local amenities and excellent commuter links to Huddersfield town centre, making it a perfect base for both work and leisure.

This delightful bungalow is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely home your own.



GROUND FLOOR

Entrance Hall

Access via a uPVC double glazed door into the entrance hall, where there is a uPVC double glazed window to the front elevation, a central heating radiator, useful understairs storage cupboard and having stairs rising to the first floor.

Lounge

12'0" x 11'11" (3.66m x 3.63m)

A good sized lounge with a uPVC double glazed bay window to the front elevation. The focal point of the room is the wood effect electric wall mounted fireplace, and having a central heating radiator.

Dining Room

11'11" x 11'11" (3.63m x 3.63m)

Enjoying a wall mounted electric fireplace, a central heating radiator and a uPVC double glazed window to the rear elevation.

Kitchen

8'10" x 9'3" max (2.69m x 2.82m max)

Having a range of wall, drawer and base units, laminate work surfaces, tiling to the splashbacks, an extractor hood and space for a cooker. There is also a central heating radiator, uPVC double glazed window and external door to the rear elevation. There is access to the utility room.

Utility Room

5'10" x 5'10" (1.78m x 1.78m)

Having a window to the rear elevation. The boiler is found here.

Bedroom 3

9'4" x 11'3" (2.84m x 3.43m)

Having a central heating radiator and a uPVC double glazed window to the front elevation.

Shower Room

A three piece suite comprising of a low flush w.c, wash hand basin with vanity unit under and a shower with glass shower guard and a showerhead attachment. There is tiling to the full ceiling height, a chrome heated towel rail and a uPVC double glazed obscure window to the rear elevation.



FIRST FLOOR

Landing

Having a central heating radiator, window and useful under eaves storage.

Bedroom 1

11'5" x 10'8" (3.48m x 3.25m)

A spacious room having a central heating radiator and a uPVC double glazed window to the side elevation.

Bedroom 2

11'5" x 9'3" (3.48m x 2.82m)

Having a central heating radiator and a uPVC double glazed window to the side elevation.

OUTSIDE

Front Elevation: To the front, the property benefits from a driveway and detached garage providing off street parking for multiple cars. There is a raised low maintenance garden and steps leading to the front door.

Rear Elevation: To the rear of the property, there is a flagged patio area ideal for alfresco dining, and a garden laid predominantly to lawn.

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.

DIRECTIONS:

Leave Huddersfield via Chapel Hill (A616) and proceed through the traffic lights at Folly Hall. Continue along Lockwood Road and at the traffic lights turn right into Swan Lane. Proceed up the

hill, passing under the viaduct and continuing straight ahead at the mini roundabout into Park Road. Take a left turning into De Trafford Street, proceed along this road and bear right which then becomes Ellison Street. The property will be found on the left hand side, clearly identified by the Bramleys for sale board.

TENURE:

Freehold

COUNCIL TAX BAND:

C

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.

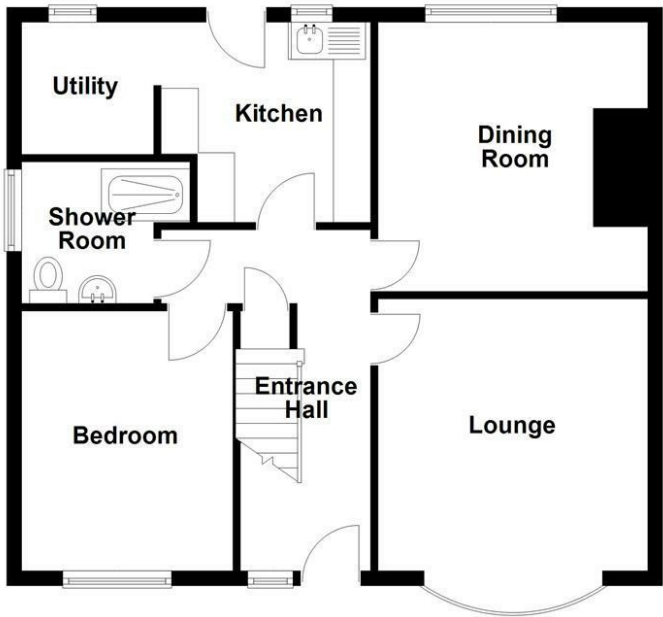
VIEWINGS:

Please call our office to book a viewing on 01484 530361.

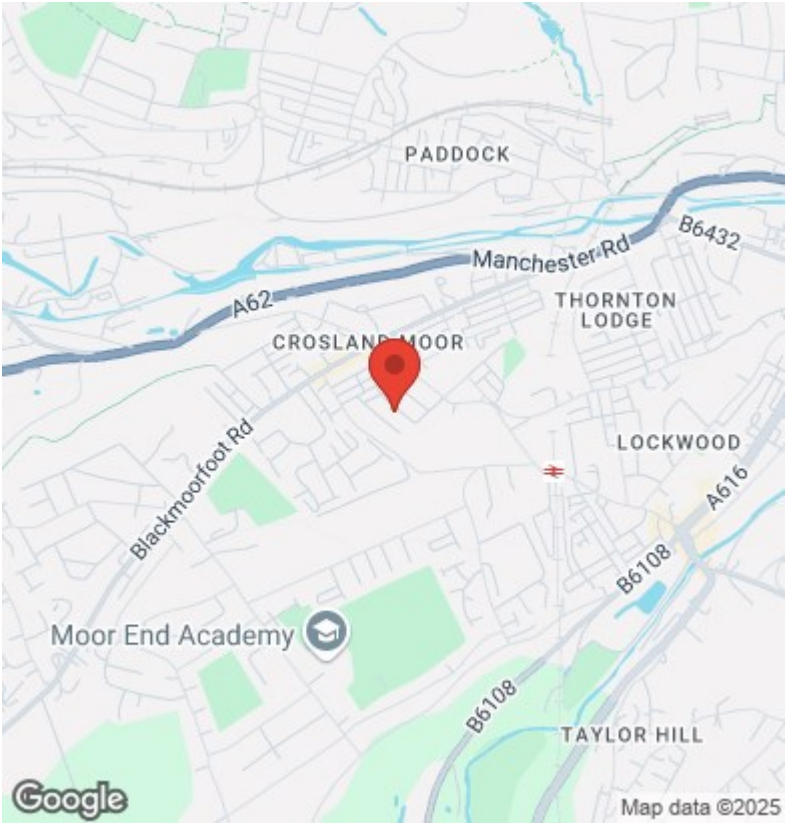
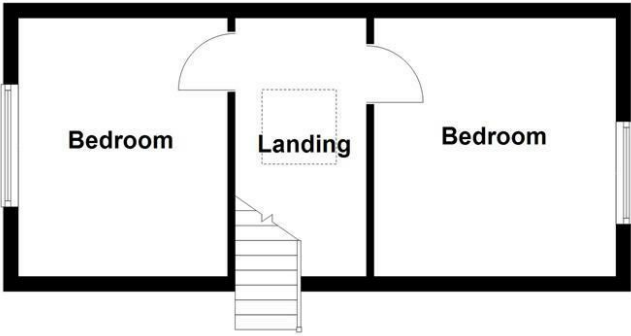




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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