



10 The Courtyard Ashgrove House Elland Road, Elland, HX5 9JB

£375,000

Offered FOR SALE is this STUNNING THREE bedroom end townhouse situated within Ashgrove Country park overlooking the Cromwell Bottom Nature Reserve. With over 1500 square feet of floor space the accommodation comprises; Entrance hall, open plan lounge/kitchen. To the lower ground floor the basement has been converted into a cinema/games room and could be used as a home gym. There is also a utility space and cloaks/w.c. To the first floor is a landing and master bedroom suite with walk in wardrobe/dressing area and five piece en-suite. To the second floor is a landing, bathroom and two double bedrooms. The property is south facing which allows light to flood the house and enjoys far reaching views. Patio garden to rear which wraps round to the side. Detached garage with electric fob. Good location with easy access to Brighouse, Elland, Halifax, Huddersfield and the M62 motorway network. The property benefits from double glazing, gas central heating, mains wired smoke alarms and security alarm system. Viewing essential.

Ground Floor

Entrance Hall



Wooden door and double glazed window to front, spotlights, telephone point and fusebox. Amtico flooring, radiator, staircase access to first floor and door to lounge/kitchen;

Lounge/Kitchen 15'7" max x 26'6" max (4.75 max x 8.1 max)



The kitchen has a range of Ivory gloss wall and base units with corian worktop and tiled splashbacks. 'Blomberg' electric oven and grill and 'Blomberg' combi microwave oven and grill and 'Blomberg' fridge/freezer. 'Blomberg' four ring induction hob with extractor hood above, 'Bush' dishwasher and one and a half sink and drainer. 'Ideal' condensing combi boiler, mobile room stat, stop tap and double glazed window to front. Tiled floor and radiator. The lounge has amtico flooring, radiator and two double glazed French doors to rear. Inset to chimney breast with stone base and tiled surround. Spotlights and door to staircase access to lower ground floor;

Lower Ground Floor



Cinema/Games Room/Home Gym 14'1" max x 24'1" max (4.3 max x 7.35 max)



Laminate floor, radiator and double glazed window to rear. Spotlights, network points and useful understairs storage. Door to utility;

Utility 3'11" x 5'4" (1.2 x 1.65)



Laminate floor, worktop and plumbing for washing machine. Storage cupboard, spotlights and heated towel radiator. Door to cloaks/w.c.;

Cloaks/w.c.



Two piece suite comprising low flush w.c. and floating sink with waterfall tap. Laminate floor, spotlights and extractor fan.

First Floor

Landing



Storage cupboard, spotlights, radiator and double glazed window to front. Staircase access to second floor and door to master bedroom suite;

Master Bedroom Suite 10'7" x 15'7" (3.25 x 4.75)



Double bedroom with radiator, spotlights and two double glazed windows to rear. Opening to dressing area/walk in wardrobe;

Dressing Area/Walk in wardrobe 6'4" max x 9'2" max (1.95 max x 2.8 max)



Two fitted wardrobes with sliding mirrored doors and having hanging space and shelving. Dresser which doubles up as a desk for those that work from home, spotlights and double glazed window to side. Door to en-suite bathroom;

En-suite Bathroom 8'10" max x 9'2" max (2.7 max x 2.8 max)



Five piece suite comprising low flush w.c. double sink with waterfall taps and having storage underneath, freestanding bath with mixer shower and waterfall tap and shower cubicle with mains waterfall and shower. Mirror with lights above, extractor fan, tiled floor and walls. Inset shelving with lights, chrome heated towel radiator, spotlights and obscure double glazed window to front.

Second Floor

Landing

Spotlights and doors to bathroom and bedrooms;

Bedroom Two 10'0" x 14'5" (3.05 x 4.4)



Double bedroom with radiator, spotlights and two wooden double glazed velux windows. Fitted wardrobe with sliding mirrored doors and having hanging space.

Bedroom Three 7'0" x 12'11" (2.15 x 3.95)



Double bedroom with radiator, spotlights and wooden double glazed velux window. Two built in storage cupboards/wardrobes.

Bathroom 6'4" x 7'6" (1.95 x 2.3)



Three piece suite comprising low flush w.c. sink with vanity unit and waterfall tap and bath with waterfall tap, mains waterfall and shower and glass shower screen. Extractor fan, spotlights and wooden double glazed velux window. Chrome heated towel radiator, tiled floor and part tiled walls.

External



To the front are the gas and electric meters, outside tap and external light. To the rear is a south facing patio garden with external light which wraps around the side of the house.

Garage

Electric roller shutter door with fob. Power and light.

Parking

Designated parking space and visitor parking spaces

Tenure

We have been advised by the vendor that the property is leasehold. Ground rent is a peppercorn per annum.

Energy Rating

B

Council Tax Band

D

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

Boundaries & Ownerships

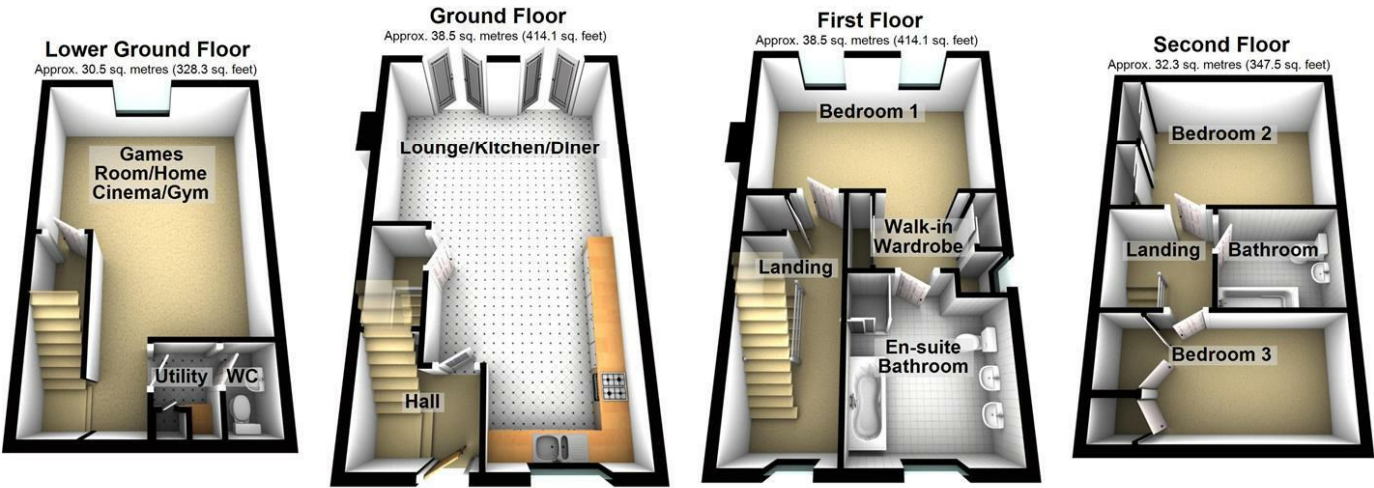
The boundaries and ownerships have not been checked on the title deeds for any discrepancies or

rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Mortgages

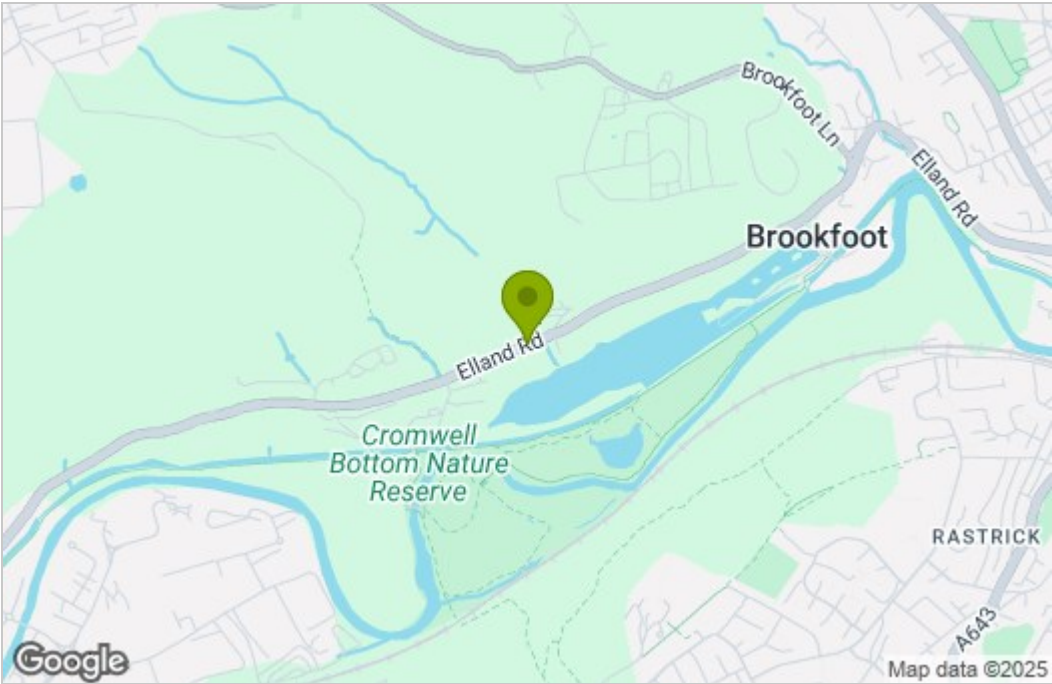
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Floor Plan

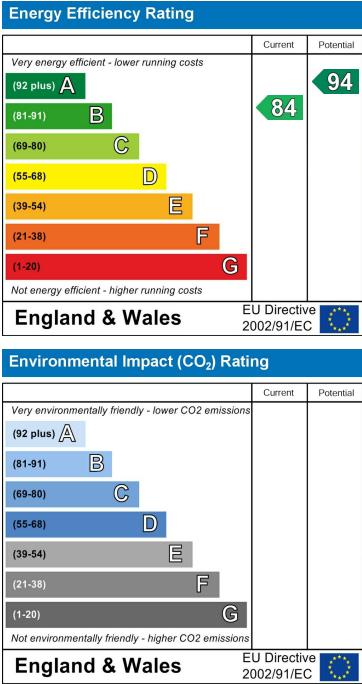


Total area: approx. 139.7 sq. metres (1504.1 sq. feet)

Area Map



Energy Efficiency Graph



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