



18 Ellison Street, Crosland Moor, Huddersfield, HD4 5DS  
Offers Around £160,000

**bramleys**



Well appointed and set on a generous size plot, this 2 bedroom semi-detached bungalow offers the opportunity to further develop/extend (subject to any local planning consents). Situated in the popular area of Crosland Moor, having access to a range of local amenities and commuter links to Huddersfield town centre. This property is ideal for those looking towards retirement, or requiring ground floor accommodation. Offered for sale with no upper chain and immediate vacant possession, it requires an internal inspection to appreciate the accommodation on offer which briefly comprises:- entrance lobby, lounge, kitchen, utility, inner hallway, 2 bedrooms and shower room.

Energy Rating: E



## GROUND FLOOR:

Enter the property through a uPVC double glazed door into:-

### Entrance Lobby

Where there is a central heating radiator.

### Lounge

14'5" max x 18'5" (4.39m max x 5.61m)

The focal point of the room is the coal effect gas fireplace which is set into a marble surround and hearth. There are 2 central heating radiators and 3 uPVC double glazed windows to the front and side elevations.



### Kitchen

8'4" x 6'11" (2.54m x 2.11m)

Fitted with a range of wall, drawer and base units, laminate work surfaces and a stainless steel sink with drainer. There is a central heating radiator and uPVC double glazed window to the rear elevation.

### Utility Room

2'8" x 7'1" (0.81m x 2.16m)

With plumbing for a washing machine, uPVC window to the rear elevation and hanging/shelving space. The meters are also housed within the utility room.

### Inner Hallway

With access to the loft via a ceiling hatch.

### Bedroom 1

11'0" x 14'2" max (3.35m x 4.32m max)

With a built-in wardrobe which provide hanging and shelving space, a central heating radiator and a uPVC double glazed window to the front elevation.

### Bedroom 2

8'9" x 10'3" max (2.67m x 3.12m max)

With built-in wardrobes which provide shelving and hanging space, central heating radiator and a uPVC double glazed window to the rear elevation.

### Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and walk-in shower cubicle with handheld shower attachment. There are tiled splashbacks, a heated towel rail and a uPVC double glazed window to the rear elevation.

### OUTSIDE:

To the front of the property there is a low maintenance flagged patio area with decorative shrub and walled borders. A flagged pathway leads up to the front door and continues down the side of the property. There is a driveway which provides ample off road parking and leads to the detached single garage. To the rear of the property there is a low maintenance flagged patio area ideal for al-fresco dining and 2 outbuildings (one of which is attached to the property and houses the central heating boiler and meters, the second outbuilding is detached, having previously been used as a workshop it provides electricity points).



## Garage

A single detached garage with up and over door, window to the side elevation and a personal door which is accessed from the rear. There is also electric within the garage.

## 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

Leasehold - Term: 999 years from 11/11/1932 / Rent: £3

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

A

## 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.

## Ground Floor



## 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		72
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		41
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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