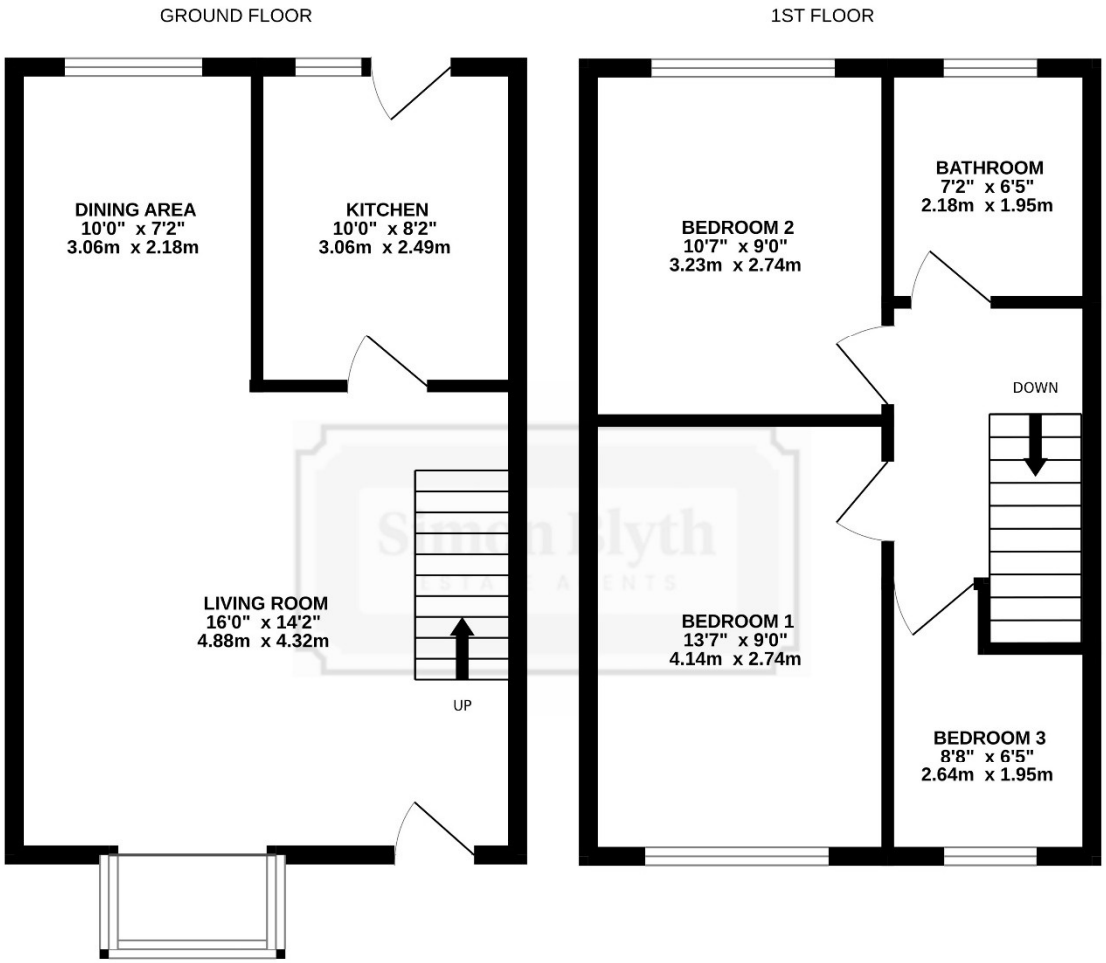


26 Ellerslie Court, Edgerton, Huddersfield, HD2 2AQ



ELLERSLIE COURT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

PROPERTY DESCRIPTION

Available with vacant possession and no onward chain, a beautifully presented three bedroom modern townhouse located within a conservation area and forming part of a small Cul de sac development in the former grounds of Ellerslie, one of the many impressive Victorian villas built in this lovely suburb on the edge of the town centre.

The property is situated in one corner of the Cul de sac and within walking distance of the town centre, Marsh, Greenhead park and just a short drive to junction 24 of the M62.

The accommodation is served by a gas central heating system, uPVC double glazing and briefly comprising to the ground floor living room, dining area and modern fitted kitchen. First floor landing leading to three bedrooms and bathroom. Externally there are gardens laid out to front and rear together with designated parking space and visitor parking.

Offers Around £210,000

GROUND FLOOR

LIVING ROOM

Measurements- 16'0" x 14'2"

A comfortable and well-proportioned reception room which has a composite panelled and frosted double glazed door, uPVC double glazed splay bay window looking out across the front garden, there is a ceiling light point, two central heating radiators (one with cover) and to one side a spindled staircase rises to the first floor.





DINING AREA

Measurements- 10'0" x 7'2"

This is open plan to the living room and situated to the rear of the property with a uPVC double glazed window looking out over the garden, there is a ceiling light point and central heating radiator.





KITCHEN

Measurements- 10'0" x 8'2"

This is situated adjacent to the dining area and has a uPVC double glazed window and uPVC double glazed door giving access to the rear garden. There are inset LED downlighters, wall mounted ideal gas fired central heating boiler and fitted with a range of white gloss base and wall cupboards, drawers, pan drawers, contrasting overlying worktops with tiled splashbacks, inset single drainers stainless steel sink with chrome monobloc tap, four ring gas hob with stainless steel and curved glass extractor hood over and electric fan assisted oven beneath, plumbing for automatic washing machine, wine rack and central heating radiator.





FIRST FLOOR

LANDING
With ceiling light point and loft access with fold down ladder leading to partially boarded loft space. From the landing access can be gained to the following rooms: -

BEDROOM ONE
Measurements- 13'7" x 9'0"
A double room with a uPVC double glazed window looking out across the front garden, there is a ceiling light point and central heating radiator.





BEDROOM TWO

Measurements- 10'7" x 9'0"

A double room with a uPVC double glazed window looking out over the rear garden, there is a ceiling light point and central heating radiator.





BEDROOM THREE

Measurements- 8'8" x 6'5"

This is situated adjacent to bedroom one and has a uPVC double glazed window enjoying a similar aspect, there is a ceiling light point, central heating radiator and bulkhead.



BATHROOM

Measurements- 7'2" x 6'5"

With inset LED downlighters, extractor fan, frosted uPVC double glazed window, part tiled walls, tiled floor, central heating radiator, linen cupboard and fitted with a suite comprising panelled bath with glazed shower screen and chrome shower fitting, pedestal wash basin with chrome monobloc tap and low flush w.c.



OUTSIDE

PARKING
There is a designated parking space on a herringbone block paved area together with visitor parking.

GARDENS
To the front of the property there is a garden with gravelled area, flagged pathway, mature, shrubs and a flagged pathway leading to the front door with a wall mounted external light and a canopy over the entrance. To the rear of the property there is a flagged patio and beyond this there is a gravelled area with flagged pathway, planted trees and shrubs.











ADDTIONAL INFORMATION

Central heating- The property has a gas central heating system
Double glazing- The property has uPVC double glazing
Tenure- Freehold
Council tax band – C
Directions- Using satellite navigation enter the postcode HD2 2AQ

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME
7 DAYS A WEEK
Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 16:00
Sunday - 11:00 to 14:00

Simon Blyth
ESTATE AGENTS

MAIN CONTACTS

T: 01484 651878
W: www.simonblyth.co.uk
E: huddersfield@simonblyth.co.uk

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30
Saturday - 9:00 to 16:00
Sunday - 11:00 to 14:00



WWW.SIMONBLYTH.CO.UK

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259