



3 Ellistones Place, Halifax, HX4 8LG

**£525,000**

Offered FOR SALE tucked away in this pleasant cul-de-sac with a superb open aspect is this FOUR bedroom DETACHED property in the sought after area of Greetland. Accommodation comprises; Entrance porch, hallway, reception hallway, cloaks/w.c. lounge/dining room, kitchen and utility. To the first floor; landing, four double bedrooms, master with en-suite shower room and family bathroom. Gardens to three sides, off road parking and garage. The property benefits from majority Upvc double glazing, gas central heating and smart meters. Close to amenities, transport links and access to the M62 motorway network. Ideal family home. Viewing essential.

## Ground Floor

### Entrance Porch 5'1" x 5'10" (1.55 x 1.8)



Hardwood double glazed windows to three sides and wooden obscure glazed door to side. Wall light and wood paneled ceiling. Door to hallway;

### Hallway 6'0" x 7'10" (1.85 x 2.4)



Wall light, radiator, telephone point and coving to ceiling. Door to reception hall;

### Reception Hall 10'0" x 12'1" (3.05 x 3.7)



Radiator, coving to ceiling, mobile room stat and telephone point. Cupboard housing the fusebox, shelving and staircase access to first floor. Doors to kitchen, lounge/dining room and cloaks/w.c.;

### Cloaks/w.c. 3'11" x 6'2" (1.2 x 1.9)



Two piece suite comprising low flush w.c. and pedestal wash basin. Radiator, part tiled walls, extractor fan and wall light with electric shaver point.

### Lounge/Dining Room 12'1" x 12'1" and 8'4" x 11'3" (3.7 x 3.7 and 2.55 x 3.45)



The lounge area has a radiator, living flame gas fire with marble base and surround and wooden fireplace. T.v. point, wall lights and coving to ceiling. The dining area has a radiator, coving to ceiling and U.P.V.C. double glazed window to rear and side.

### Kitchen 8'4" x 10'0" (2.55 x 3.05)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Electric oven, gas hob and extractor hood above, fridge and dishwasher. Stainless steel sink and drainer, under cupboard lighting and spotlights. Telephone point, serving hatch and radiator. U.P.V.C. double glazed window to rear and door to utility;

**Utility 6'0" x 8'4" (1.85 x 2.55)**



Having a range of wall and base units with laminate worktop and tiled splashback. Stainless steel sink and drainer, 'BAXI' combi boiler (serviced Apr 2026) and radiator. Tiled floor, plumbing for washing machine and wooden obscure double glazed door to rear.

**First Floor**

**Landing**



Loft hatch with drop down ladder (loft is part boarded and has light). Upvc double glazed window to front and doors to bathroom and bedrooms;

**Bedroom One 12'1" x 12'1" (3.7 x 3.7)**



Double bedroom with radiator and Upvc double glazed window to side. Door to en-suite shower room;

**En-suite Shower Room 2'9" x 9'2" (0.85 x 2.8)**



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower. Radiator, part tiled walls and Upvc obscure double glazed window to front. Heated towel radiator, extractor fan and wall light with electric shaver socket.

**Bedroom Two 9'2" max x 11'1" max (2.8 max x 3.4 max)**



Double bedroom with radiator, fitted furniture and Upvc double glazed window to rear.

**Bedroom Three 8'4" x 11'3" (2.55 x 3.45)**



Double bedroom with radiator and Upvc double glazed window to rear.

### Bedroom Four 8'0" x 9'2" (2.45 x 2.8)



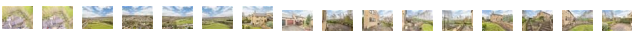
Double bedroom with radiator and Upvc double glazed window to front.

### Bathroom 6'10" x 8'4" (2.1 x 2.55)



Three piece suite comprising low flush w.c. pedestal wash basin and bath with glass shower screen and mains shower. Radiator, part tiled walls, Upvc obscure double glazed window to rear and wall light with electric shaver point.

### External



Small garden to front, external light and gas and electric meter. Extensive garden to the side and rear with wooden tool shed, external lights (solar and mains) and various patios, pebbled areas, lawn, raised beds with bushes and shrubbery. Vegetable patch, fruit garden and wooden shed.

### Garage 8'6" x 19'2" (2.6 x 5.85)

Electric up and over door, double doors to rear. Overhead storage and stop tap. Tap, power and light.

### Parking

Driveway provides parking for one car. Garage provides parking for another. Further pebbled area to rear of garage with parking for 1/2 cars.

### Tenure

We have been advised by the vendor that the property is freehold.

### Energy Rating

TBC

### Council Tax Band

E

### Water

Water Rates

### 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

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.