



RESIDENTIAL

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28 Fair Lea Road, Huddersfield, HD4 6HA

Offers Over £185,000

A GREAT STARTER HOME* *UNEXPECTEDLY RE-MARKETED* *DON'T MISS OUT ON THIS FANTASTIC OPPORTUNITY TO PUT YOUR OWN STAMP ON THIS THREE BEDROOMED, END TERRACE PROPERTY Having recently undergone part-refurbishment including a re-wire and new bathroom suite. Located in this popular and well regarded residential area, being close to all local amenities including shops, schools and is easily accessible to Huddersfield town and the M62 motorway network.

Offering spacious accommodation throughout and featuring gas central heating and uPVC double glazing, the property briefly comprises of: entrance door, hallway, spacious lounge and door leading to the breakfast kitchen with access to a pantry and further storage space. To the first floor landing with access to a loft hatch, three bedrooms and a modern house bathroom. Externally there is a flagged patio garden to the front aspect with a path leading to the rear where there is an enclosed patio garden and further pebbled areas. There is room to extend or possibly add a driveway subject to relevant planning permissions. ***VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL THIS PROPERTY HAS ON OFFER*** Call ADM Residential today to arrange your viewing appointment! Viewings are by appointment only!

VIRTUAL VIEWING AVAILABLE SOON

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR



Entrance uPVC door with twin feature glass panelling, leads to:

HALLWAY

Hallway with staircase leading to the first floor landing and wall mounted gas central heating radiator. Door leads to:

LOUNGE 15'9 x 13'10 (4.57m'2.74m x 3.96m'3.05m)



A very spacious, neutrally decorated lounge boasting uPVC double glazed window to the front aspect. Featuring an unfinished open fireplace, T.V point, telephone point, inset ceiling spotlights and wall mounted gas central heated radiator. Door leading to:

BREAKFAST KITCHEN 14'6 x 8'4



Situated to the rear of the property is the kitchen with uPVC double glazed window and door leading out onto the rear garden. Featuring a matching range of base and wall mounted units and breakfast bar in Cream with wood trim, laminate roll edged working surfaces and inset stainless steel sink unit with drainer and mixer tap. There is a cooker point along with plumbing for an automatic washing machine, space for a tumble dryer and space for a fridge freezer. Finished with inset ceiling spotlighting and tiled effect vinyl flooring. Doors leading to:

PANTRY AND STORAGE ROOM 4'8 x 4'5 (1.42m x 1.35m)

A useful pantry and under stairs storage space which houses the boiler:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with a uPVC double glazed window to the side aspect. Finished with a recently fitted loft hatch and doors leading to:

HOUSE BATHROOM 8'1 x 5'6 (2.46m x 1.68m)



A partly tiled, recently fitted, contemporary house bathroom with twin aspect uPVC opaque double glazed windows to the rear aspect, consisting of a three piece bathroom suite in white with chrome effect fittings, comprising of: panelled bath with mains fitted water fall shower over over and glass shower screen, hand wash vanity basin with mixer tap and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted heated towel rail and vinyl flooring:

BEDROOM ONE 13'2 11'5 (4.01m 3.48m)



A well proportioned double bedroom with uPVC double glazed window overlooking the front aspect. Finished with inset ceiling spotlighting and wall mounted double panelled gas central heated radiator:

BEDROOM TWO 12'7 x 8'9 (3.84m x 2.67m)



Second good sized double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heated radiator:

BEDROOM THREE 9'7 x 6'7 (2.92m x 2.01m)



Third bedroom with uPVC double glazed window overlooking the front aspect. Finished with inset ceiling spotlighting and wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally the property boasts a flagged patio garden to the front aspect with pebbled border, mature shrubs and stone wall boundaries. A flagged side path leads to the large rear garden where there is an extensive flagged patio garden with pebbled areas, an ideal space for entertaining

outdoors during the summer months. Finished with mature shrubs and stone wall boundaries:

There is potential to extend subject to necessary planning permissions

PART-REFURBISHMENT

The property has recently undergone part-refurbishment including a full re-wire, replastered throughout and new bathroom suite.

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Beaumont Primary Academy, Newsome Academy, Oak Primary School, Moor End Academy, Newsome Junior Academy

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel- or our office mobile on Mobile Number

Email - sales@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

Tenure

This property is Freehold.

Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the

next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0078-0208-1505-4402-3104>

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

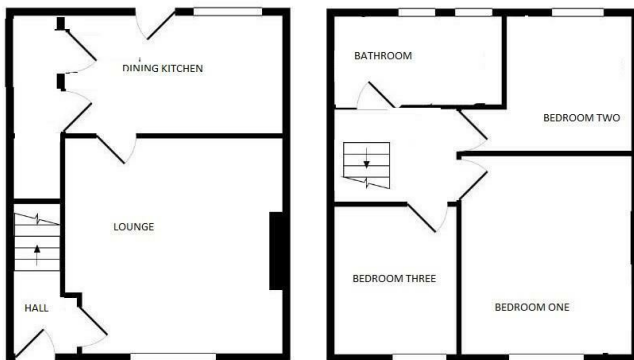
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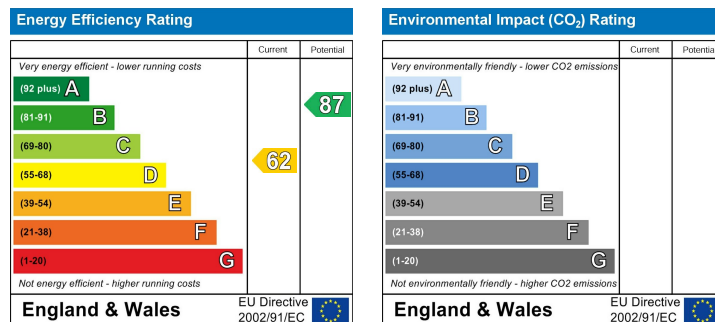
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Floor Plan



Energy Efficiency Graph



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