



RESIDENTIAL

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28 Cromarty Avenue, Huddersfield, HD4 5LG Offers In The Region Of £145,000

PUT YOUR OWN STAMP On this generously proportioned semi-detached "THREE" bedroom property, ideally positioned away from the main flow of traffic within the popular residential area of Crosland Moor. Situated near to all local amenities, bus routes and well regarded schools with easy access to the motorway network and surrounding areas. The property benefits from uPVC double glazing and gas central heating throughout with the accommodation briefly comprising of: uPVC entrance side door, utility room, well appointed dining kitchen, spacious lounge leading onto hallway with staircase leading to the first floor. To the first floor landing are three bedrooms and a modern shower room with separate w/c. Externally the property offers on street parking with well maintained garden to the front aspect and a path leading to the rear where this is an extensive laid to lawn garden. This property would be ideally suited to the first time buyer or someone looking to put their own stamp on a property that is full of potential.

Please telephone the agent on to arrange a viewing today! ***NO CHAIN***

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ENTRANCE SIDE DOOR



UPVC side entrance door with double glazed opaque glass panel leads to:

UTILITY ROOM 9'8 x 6'8 (2.74m'2.44m x 1.83m'2.44m)



Useful utility room with uPVC opaque double glazed window to the side aspect, providing housing for the fuse box, meters and a wall mounted combi-boiler. Additionally, there is ample space for a range of appliances. Finished with wood effect laminate floor and door leading to:

DINING KITCHEN 11'2 x 9'7 (3.35m'0.61m x 2.74m'2.13m)



Well appointed dining kitchen with uPVC double glazed window overlooking the rear garden. Featuring a matching range of base and wall mounted units in oak wood effect with laminate working surfaces, tiled splashbacks and inset resin 1 and a 1/2 bowl sink unit with drainer and mixer tap. There is a gas cooker point and plumbing for an automatic washing machine, finished with ample space for dining table and chairs, wall mounted gas central heated radiator and wood effect laminate flooring:

LOUNGE 19'8 x 10'2 (5.79m'2.44m x 3.05m'0.61m)



This incredibly spacious lounge with uPVC double glazed windows overlooking the front and rear gardens allowing an abundance of natural light to fill the room. Featuring a wooden fire surround with inset electric fire, marble effect back and hearth. Finished with T.V point, telephone point, wall mounted gas central heated radiator and door leading to:

HALLWAY



Front entrance hallway with uPVC entrance door and staircase rising to the first floor landing. Finished with wall mounted thermostat and wall mounted gas central heated radiator:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing offering a useful storage cupboard and doors leading to:

SHOWER ROOM 5'8 x 4'77 (1.52m'2.44m x 1.22m'23.47m)



Modern, panelled shower room with uPVC double glazed opaque window set to the rear aspect. Featuring a two piece suite in white with chrome effect fittings, comprises of: walk-in double shower cubicle with electric shower over and glass splash screen and a hand wash vanity unit with hot and cold taps. Finished with inset ceiling spotlighting, wall mounted chrome heated towel rail and vinyl effect flooring:

SEPARATE W/C 5'8 x 2'5 (1.52m'2.44m x 0.61m'1.52m)



Benefitting from a partly tiled separate w/c with uPVC double glazed opaque window to the rear aspect and finished with tiled effect flooring:

**BEDROOM ONE 11'8x 10'4 (3.35m'2.44mx
3.05m'1.22m)**



Well appointed primary bedroom with uPVC double glazed window overlooking the front aspect. Featuring a built in bespoke wardrobe and matching drawers with ample space for additional bedroom furniture. Finished with wall mounted gas central heated radiator:

**BEDROOM TWO 13'7 x 9'1 (3.96m'2.13m x
2.74m'0.30m)**



Second double bedroom with uPVC double glazed window overlooking the rear aspect with onward views. Featuring a built-in bespoke wardrobe and matching drawers, finished with wall mounted electric heater:

**BEDROOM THREE 10'7 x 6'6 (3.05m'2.13m
x1.83m'1.83m)**



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

EXTERNALLY



Externally the property boasts a well maintained, laid to lawn garden to the front aspect with flower border. Finished with mature shrubs, hedge boundaries and a hardstanding path leads to the front, side and rear. To the rear is an extensive laid to lawn garden with paved stepping stone path making it an ideal space for enjoying the summer months, finished with hedge boundaries:

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: Moor End Academy, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Beaumont Primary Academy, Oak Primary School

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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/4135-5523-4500-0671-2206>

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.

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.

Appliances & services have not been tested. 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.

BOUNDARIES AND OWNERSHIPS

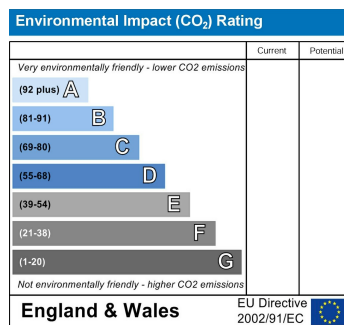
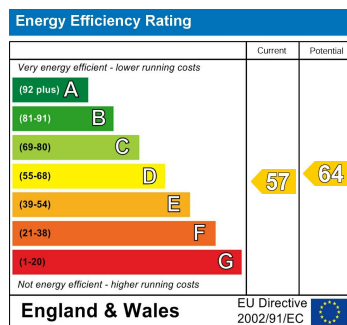
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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Energy Efficiency Graph



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