



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 10 Roman Avenue, Huddersfield, HD3 3XP

**Offers Around £460,000**

**\*NEW PRICE\* \*A HIDDEN GEM IN A SET BACK LOCATION OF MOUNT\*** ADM Residential are delighted to market this **\*BEAUTIFULLY PRESENTED\* \*LARGE FOUR BEDROOM EXECUTIVE DETACHED RESIDENCE\*** boasting stunning accommodation with modern fixtures offering off road parking, integrated garage and benefits from being setback from the main flow of traffic. The property is located in the popular residential area of Outlane, Huddersfield closeby to all local shops, amenities and well regarding schools as well as the M62 motorway links. Boasting gas central heating and double glazing throughout, the property briefly comprises of: uPVC entrance door, reception hallway, well presented lounge, open plan dining kitchen with further access to a utility room, downstairs w/c and a fantastic sun room. To the first floor landing: four good sized bedrooms with bedroom three providing access to the attic space/office, modern house bathroom and the primary suite boasting modern en-suite facilities. Externally offering an extensive tarmac driveway to the front aspect with access to the integrated garage as well as a laid to lawn garden and slate area. To the rear is an enclosed patio area with further laid to lawn garden. Internal viewing is highly recommended to appreciate the sizeable accommodation on offer. Please call the office on to arrange your viewing today!

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## ENTRANCE DOOR/VESTIBULE



UPVC dual colour entrance door with featured glass panels leads to:

## RECEPTION HALLWAY 13'7" x 5'10" (4.14m x 1.78m)



Welcoming reception hallway with spindle staircase leading to the first floor landing. Offering useful under stairs storage cupboard, finished with coved ceiling, wall mounted lighting and wall mounted gas central heated radiator. Doors leading to:

## LOUNGE 14'6" x 12'6" (4.42m x 3.81m)



Spacious, neutrally decorated lounge with uPVC double glazed window overlooking the front

garden allowing an abundance of natural light to fill the room. Featuring a limestone effect fire surround with matching hearth, brick back and basket style coal effect living flame gas fire. Finished with coved ceiling, T.V point, telephone point and wall mounted double panelled gas central heated radiator:

## DINING KITCHEN 18'10" x 9'10" (5.74m x 3.00m)



Well appointed, good sized kitchen/dining room with French doors leading to the garden room, uPVC double glazed window overlooking the rear garden, a wood burning set on stone hearth, finished with ceiling spot lights, tiled effect flooring:

## KITCHEN AREA



Kitchen area with uPVC double glazed window overlooking the rear garden, featuring a matching range of bespoke base and wall mounted units in cream, laminate working surfaces with matching splashbacks and inset stainless steel sink unit with drainer and mixer tap. Integrated double oven and grill, separate induction hob with stainless steel extractor hood over, built-in microwave and integral dishwasher. Additionally, there is space for an American style fridge freezer with built-in wine rack. Finished with inset chrome ceiling spotlighting, under unit lighting, kicker heater and tiled effect flooring. Archway leads to:

### UTILITY ROOM 9'8" x 6'3" (2.95m x 1.91m)



Located off the kitchen is this useful utility room with uPVC double glazed window and door leading out to the rear garden. Featuring a matching range of base and wall mounted units in cream, laminate working surfaces with matching splashback trims. Offering a useful built-in storage cupboard and integrated washer dryer, finished with wall mounted double panelled gas central heated radiator and tiled effect flooring. Door leading to:

### CLOAKROOM/W.C 5'4 x 2'9 (1.63m x 0.84m)



A tastefully decorated, partly tiled downstairs cloakroom with uPVC double glazed opaque window to the side elevation. Featuring a two piece suite in white with chrome effect fittings, comprising of: hand wash vanity basin and low level flush w/c. Finished with wall mounted gas central heated radiator and tiled effect flooring:

### DINING AREA



Dining area providing ample space for a dining table and chairs featuring a multi-fuel stove set on a limestone effect hearth. Finished with coved ceiling, tiled effect flooring and French doors leading into the garden room:

### GARDEN ROOM 11'7" x 10'8"



A fantastic addition to this property is this spacious garden room set to rear aspect with views overlooking the garden, uPVC double glazed windows to both sides and patio doors leading out to the garden, finished with ceiling fan.



## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with wall mounted lighting and doors leading to:

## HOUSE BATHROOM 7'12" x 5'5"



Fully tiled house bathroom with uPVC opaque double glazed window to the rear elevation. Featuring a three piece suite in white with chrome effect fittings, comprising of: panelled bath with hot and cold taps, a hand wash pedestal basin and low level flush w/c. Finished with wall mounted gas central heated radiator and tiled flooring:

## PRIMARY BEDROOM ONE 15'6" x 8'11" (4.72m x 2.72m)



Fantastic sized primary bedroom with uPVC double

glazed window overlooking the rear garden and benefitting from useful en-suite facilities. Finished with dado rail, wall mounted double panelled gas central heated radiator and door leading to:

## EN-SUITE 8'10" x 3'11" (2.69m x 1.19m)



Partly tiled, modern en-suite shower room with uPVC opaque double glazed window to the front aspect. Featuring a two piece suite in white with chrome effect fittings, comprises of: double walk-in shower cubicle with mains fitted shower over and glass sliding door and a hand wash vanity basin. Finished with chrome heated towel rail and tiled flooring:

## GUEST BEDROOM TWO 14'4" x 11'4" (4.37m x 3.45m)



A second double bedroom with uPVC double glazed window overlooking the front aspect. Featuring fully fitted built-in wardrobes to one wall, finished with inset chrome ceiling spotlights and wall mounted double panelled gas central heated radiator:

### BEDROOM THREE 11'4" x 9'11" (3.45m x 3.02m)



Third double bedroom with uPVC double glazed window overlooking the rear garden. Featuring a space saver staircase leading to the attic space, finished with coved ceiling and wall mounted double panelled gas central heated radiator:

### ATTIC SPACE 24'7" x 9'0" (7.49m x 2.74m)



Good sized, neutrally decorated attic space, which is used by the current owner as a working from home space, with uPVC double glazed window overlooking the rear garden and a velux window to the side aspect. Finished with ample under eaves storage:

### BEDROOM FOUR 8'2" x 7'2" (2.49m x 2.18m)



Fourth bedroom with uPVC double glazed window to the front aspect. Featuring built-in bulk head storage cupboard, finished with coved ceiling and wall mounted double panelled gas central heated radiator:

### INTEGRATED GARAGE

Integrated single garage with up and over door, power and light:

### EXTERNALLY



Externally the property boasts an extensive tarmac driveway providing ample off road parking for multiple vehicles and leads to the integral garage. Additionally, there is a laid to lawn garden section and a further slated area. Finished with mature trees and shrubs as well as fenced and stone wall boundaries. A paved path to the side aspect provides access to the enclosed rear garden boasting a large paved patio area with stone steps descending to a large laid to lawn garden and a summer house - an ideal space for bistro dining and enjoying the summer months. Finished with outdoor tap, outdoor light, mature shrubs and trees as well as fenced and hedged 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: Moorlands Primary School, Mount Preschool, Salendine Nook High School Academy, Scapegoat Hill Junior and Infant School, Mount Pleasant 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](mailto:sales@admresidential.co.uk)

### **Council Tax Bands**

The council Tax Banding is "E"

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/0445-2849-7046-9296-9085>

### **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.

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.

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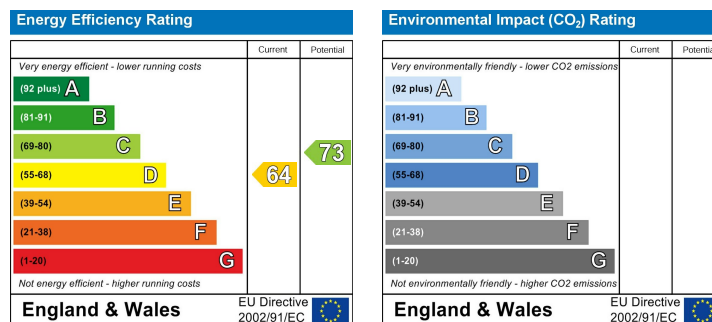
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## Floor Plan



10 Roman Avenue Mount

## Energy Efficiency Graph



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