ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

15 Woodroyd, Huddersfield, HD7 4PG

Offers Around £180,000

SOLD *OFFERED FOR SALE* This is a well appointed Two bedroom inner Town house, having been constructed around the mid 1970s. Located on the ever popular Woodroyd development of Golcar, within a short walk of the village centre. Ideally suited to an array of buyers including buy to let investors and first time buyers, the village of Golcar is extremely desirable part of Huddersfield, being central for all local village amenities, Golcar Lilly, fabulous bus routes, close proximity to the motorway network and with Bolster Moor being a short distance away. The accommodation is immaculately presented in neutral deco, and has a ready to move in condition, boasting gas central heating and double glazing, Briefly comprises of: entrance vestibule, modern lounge, good sized dining/kitchen with under stairs store and access to the rear garden. To the first floor landing; there are two good sized double bedrooms and house bathroom. (possibly make into three bedrooms) Externally offering gardens to front and rear, there is also off-road parking space for one vehicle via path running down the side of the house. Viewings are highly recommended to appreciate this spacious property on offer! Tel ADM Residential on 01484644555 to arrange your viewing today.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk

The Property Ombudsman

VESTIBULE

Inner vestibule with UPVC double glazed window and entrance UPVC door leading to:

LOUNGE 11'9 x 11'10 (3.58m x 3.61m)

Spacious lounge with uPVC double glazed window overlooking the front garden allowing an abundance of natural light to fill the room. Featuring T.V point, telephone point, stairs lead to the first floor, finished with wall mounted gas central heated radiator:

DINING KITCHEN 17'1 11'8 (5.21m 3.56m)

Well appointed dining kitchen with uPVC double glazed window overlooking the rear aspect. Featuring a matching range of base and wall mounted units in Beech wood effect with brushed chrome fittings, roll edged laminate working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven with four ring gas hob and extractor hood over, along with plumbing for an automatic washing machine, dryer space or dishwasher space, housing for the combi-boiler, there is a useful built-in storage cupboard and ample room for a dining table and chairs. Finished with vinyl flooring. Door leading to rear garden:

TO THE FIRST FLOOR LANDING

To the first floor landing, loft hatch, doors leading to

BATHROOM 6'8 x 5'7 (2.03m x 1.70m)

Fully tiled, house bathroom with uPVC double glazed opaque window to the rear elevation. Featuring a three piece bathroom suite in white with chrome effect fittings, comprises of: tiled bath with mains fitted shower over and bi-folding shower screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted radiator and vinyl flooring:

BEDROOM ONE 17' X 11'9

Primary double bedroom with twin aspect uPVC double glazed window overlooking the front elevation and onward views. Featuring bulk head, coved ceiling and wall mounted radiator:

BEDROOM TWO 11'7 X 7'5

Second double bedroom with uPVC double glazed window overlooking the rear aspect, finished with wall mounted radiator:

EXTERNALLY

Externally the property offers a lagged patio and pebbled garden, to the rear partly Astro tufted garden and a decked patio with fenced boundaries, assess to the side path leads to a parking area which you could add a single garage on subject to planning. this property offers an ideal space for entertaining outdoors and enjoying the summer months.

PARKING SPACE

There is off road space to the rear of this property, which you could add a garage on.

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.

Council Tax Bands

The council Tax Banding is " B"
Please check the monthly amount on the Kirklee Council Tax Website .

Tenure

This property is freehold
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About The Area GOLCAR

Local schools in the Golcar area are as follows:
Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

Council Tax Band A

The council Tax Banding is " A
Please check the monthly amount on the Kirklee Council Tax Website .

Stamp Duty

As of April 1, 2025, Stamp Duty Land Tax (SDLT) in England and Northern Ireland has reverted to lower thresholds. For 2026, standard rates apply, with 0% on properties up to £125,000 and 2% up to £250,000. First-time buyer relief is restricted to homes under £500k, with 0% up to £300,000 and 5% up to £500,000.

Key Stamp Duty Rates (England/NI) – 2026

- 0%: Up to £125,000 (First-time buyers up to £300,000).
- 2%: Portion between £125,001 and £250,000.
- 5%: Portion between £250,001 and £925,000.
- 10%: Portion between £925,001 and £1.5 million.
- 12%: Portion above £1.5 million.

First-Time Buyer Relief (2026)

- 0% on properties costing up to £300,000.
- 5% on properties costing between £300,001 and £500,000.
- No relief is available for properties over £500,000.

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.

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ABOUT THE VIEWINGS

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

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtub link.

Please ask the agents for the detail.

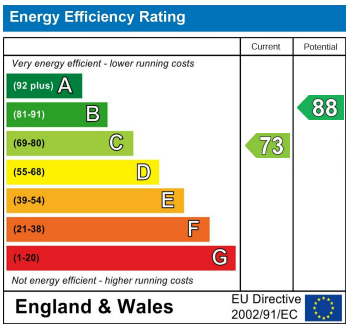
EPC

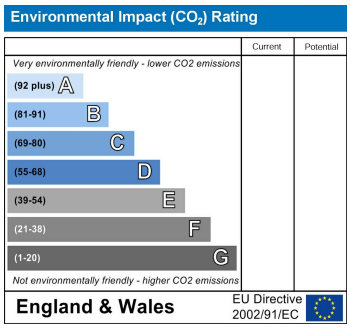
https://find-energy-certificate.service.gov.uk/energy-certificate/0271-2885-6485-2190-2081

Floor Plan

All Measurements are approximate and for display purposes only
Plan produced using PlanUp.

Energy Efficiency Graph





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