



RESIDENTIAL

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4 Vernon Close, Huddersfield, HD1 5QE

Offers Over £250,000

Positioned in the popular residential location of Edgerton in Huddersfield, is this newly modernised and beautifully presented two bedroomed, link-detached bungalow. The property boasts low maintenance gardens to the front and rear aspects as well as off road parking. Boasting good transport links to Huddersfield town centre with access to the M62 motorway networks and is within close proximity of well regarded local schools and amenities. The property boasts gas central heating and double glazing throughout, briefly comprising of: entrance side door, reception hallway with storage, modern kitchen, open plan lounge dining area, fully tiled shower room, two double bedrooms, spacious converted garage/slug and a conservatory. Externally the property offers ample off road parking to the front aspect via a driveway with patio garden and access to an external vestibule. To the rear is a second, enclosed patio garden with fenced boundaries and outdoor security light. An internal viewing is highly recommended to appreciate the unique accommodation on offer! Contact the agent today to arrange your viewing on 01484 644555! *VIRTUAL VIEWING AVAILABLE SOON*

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ENTRANCE SIDE DOOR

UPVC entrance side door with opaque glass panel leads to:

RECEPTION HALLWAY



Reception hallway with doors leading to all rooms. Featuring a useful built-in storage cupboard, finished with a modern wall mounted gas central heated radiator and LVT flooring:

KITCHEN 13'5 x 5'2 (4.09m x 1.57m)



Newly upgraded modern kitchen with uPVC double glazed window overlooking the front aspect. Featuring a matching range of base and wall mounted units in high gloss white with roll edged wood effect working surfaces, contrasting tiled splashbacks and an inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven and microwave with separate induction hob with pull-out extractor hood over. Additionally there is plumbing for an automatic washing machine and space for a fridge freezer. Finished with inset ceiling spotlighting, modern wall mounted gas central heated radiator and LVT flooring:

LOUNGE/DINING AREA 22'9 x 10'2 (6.93m x 3.10m)



Good sized open plan lounge dining area with uPVC double glazed patio doors leading out to the front aspect and featured stained glass opaque window to the side aspect. Offering ample space for lounge furniture as well as a dining table and chairs. Finished with coved ceiling, modern wall mounted gas central heated radiator and LVT flooring:

HALLWAY



Hallway with doors leading to all rooms, finished with coved ceiling and LVT flooring:

SHOWER ROOM 7'2 x 5'8 (2.18m x 1.73m)



Fully tiled modern shower room with twin aspect uPVC double glazed opaque window to the side elevation. Featuring a double walk-in shower with mains fitted shower over, hand wash vanity basin with chrome waterfall tap, LED mirror and

incorporated low level flush w/c. Finished with inset ceiling spotlighting, wall mounted heated towel rail and tiled flooring:

BEDROOM TWO 11'4 x 7'8 (3.45m x 2.34m)



Second double bedroom with uPVC double glazed window overlooking the rear garden. Finished with walk-in closet, coved ceiling, modern wall mounted gas central heated radiator and LVT flooring:

BEDROOM ONE 14'5 x 7'8 (4.39m x 2.34m)



Primary double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with fitted wardrobes to one wall, coved ceiling, T.V point, modern wall mounted gas central heated radiator and LVT flooring:

CONVERTED GARAGE/SNUG 17'1 x 8'1 (5.21m x 2.46m)



Converted garage used by the current owner as a snug with uPVC double glazed sliding doors to the front aspect. Finished with panelled ceiling, inset ceiling spotlighting and modern wall mounted gas central heated radiator:

CONSERVATORY 123'3 x 7'7 (37.57m x 2.31m)



A wonderful addition to this property is the conservatory which is set to the rear aspect with uPVC double glazed window and patio doors leading out to the rear garden. Finished with skylight, modern wall mounted gas central heated radiator and terracotta tiled flooring:

EXTERNALLY



Externally the property offers off road parking to the side aspect via a flagged driveway accessed by wrought iron gates. Additionally, there is a flagged patio garden to the front aspect with mature trees and shrub borders, finished with outdoor security light stone wall boundaries. Door leads to an external vestibule which provides access to the side entrance door. To the rear, the property boasts a second, enclosed flagged patio garden ideal for bistro dining and enjoying the summer months. Finished with outdoor security light and fenced boundaries:

FURTHER EXTERNAL PHOTOGRAPHS



Further external photographs:

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: Huddersfield Grammar School & Nursery, Brambles Primary Academy, The Mount School, St Patrick's Primary Academy, Greenhead College

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:

Telephone our office or email - sales@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "C"

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/0964-2820-7095-9571-7471>

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.

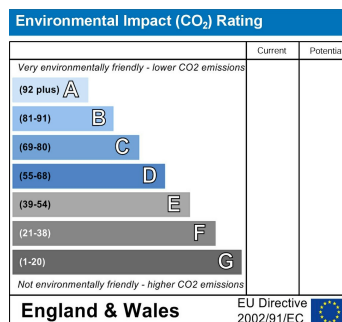
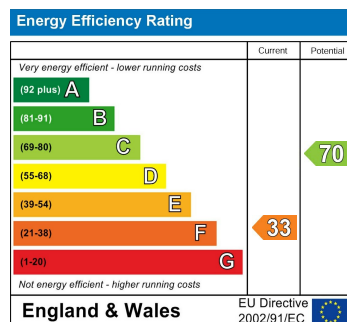
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Energy Efficiency Graph



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