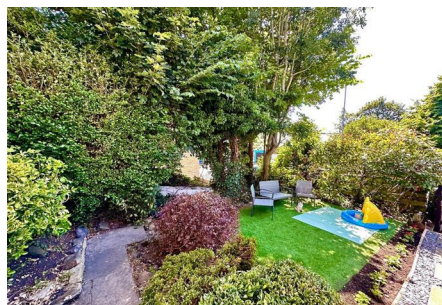




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



4 Longwood Road, Huddersfield, HD3 4EZ

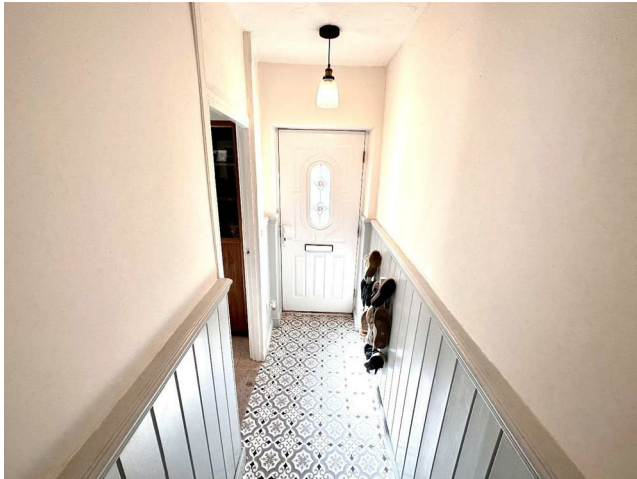
Offers In Excess Of £135,000

****Attention F.T.Buyers**** *A Great Opportunity To Purchase This Stunning Cottage* ADM Residential are delighted to offer *FOR SALE* this end of terrace stone built, two bedroom cottage style property with rear off road parking space, which is situated in the ever popular residential area of Paddock/Longwood in Huddersfield, ideally positioned for easy access to the Huddersfield Royal Infirmary, M62 motorway networks, local amenities and highly recommended schools. The property boasts modern fixtures and period features as well as being newly decorated throughout. This is a perfect starter home for the first time buyer or a great investment purchase. The property boasts gas central heating and uPVC double glazing throughout and briefly comprises of: entrance composite door, a delightful hallway, spacious lounge with wood burner stove, and well kept dining kitchen with uPVC door leading to the rear, there is also access to the cellar rooms off the lounge. To the first floor there are two bedrooms and a partly panelled house shower room with three piece suite in white. Externally, the property offers newly landscaped cottage garden to the front, with laid to lawned area, newly paved and gravelled path with mature trees. To the rear there is off road parking for one vehicle and further on street parking to the front. Telephone the agent today to arrange your viewing on 01484 644555! *NOT TO BE MISSED!* **VIRTUAL VIEWING AVAILABLE SOON*

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



ENTRANCE DOOR



UPVC composite entrance door with featured stain glass panel leads to:

HALLWAY



A charming entrance hallway with decorative panel features, staircase leading to the first floor landing, finished with tiled effect vinyl flooring and door leading to:

LOUNGE



Well appointed, neutrally decorated lounge with

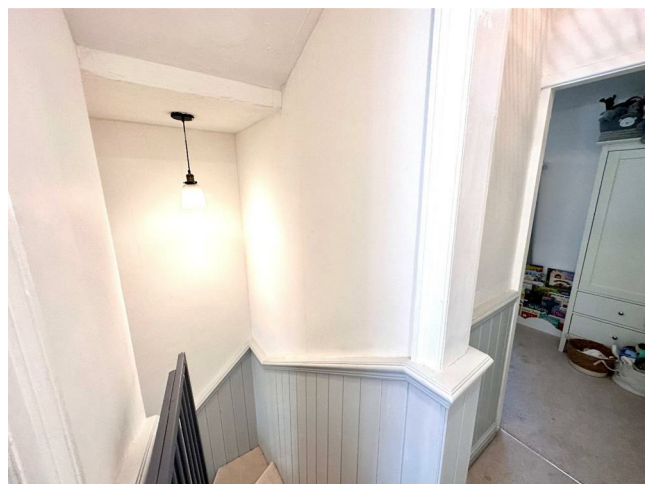
uPVC double glazed window overlooking the front garden. Featuring a charming wood burning stove with tiled hearth and a rustic railway sleeper mantel. Finished with original beams to the ceiling, T.V point, telephone point, wall mounted gas central heated radiator and door leads to:

DINING KITCHEN



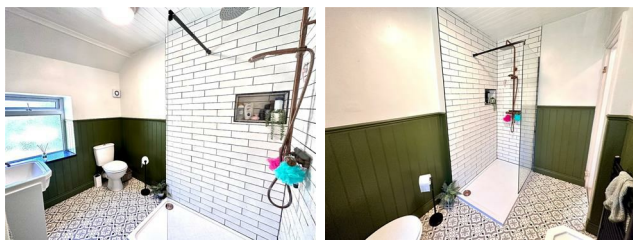
Set to the rear of the property is this well presented dining kitchen with uPVC double glazed window and door leading out to the rear garden. Featuring a matching range of base and wall mounted units in grey with chrome effect fittings, laminate working surfaces, contrasting tiled splashbacks and inset resin 1 and a 1/2 bowl sink unit with drainer and mixer tap. Integrated electric oven with electric hob and pull out extractor hood over. There is also plumbing for a washing machine, space for a dryer and fridge freezer as well as ample room for a dining table and chairs. Finished with inset ceiling spotlighting and wood effect vinyl flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to all rooms:

MODERN SHOWER ROOM



Partly tiled and decorative panelled, modern shower room with uPVC opaque double glazed window to the rear aspect. Featuring a three piece suite in white with copper effect fittings, comprises of: walk-in double shower cubicle with mains fitted waterfall shower and attachment over, built-in shelf and glass splash screen, hand wash pedestal basin with mixer tap, a low level flush w/c. Finished with wall mounted extractor fan, loft hatch, a wall mounted gas central heated onyx effect towel rail and vinyl flooring.

BEDROOM ONE



An oversized primary bedroom with uPVC double glazed window overlooking the front aspect. Featuring beamed ceiling, a useful walk in wardrobe, full length fitted wardrobes to one wall. Finished with loft hatch and wall mounted featured gas central heated radiator:

Please note: you could easily split this room into two bedrooms

BEDROOM TWO



A tastefully appointed second bedroom with uPVC double glazed window overlooking the rear aspect. Featuring decorative panelling and wall mounted gas central heated radiator:

EXTERNALLY



Externally the property boasts a recently landscaped, cottage garden to the front aspect with steps ascending to a newly laid path, lawn area with mature trees, shrubs and flowers bordering making it the perfect area to relax on an evening. Finished with flowerbed borders and fenced/wall boundaries. To the rear is a paved patio seating area perfect for enjoying the summer evenings and parking area for one vehicle. Finished with an outdoor tap, security lights, stone wall boundaries. Further parking is available on street:

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: Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Crow Lane Primary & Foundation Stage School, Huddersfield Grammar School & Nursery, Reinwood Infant & Nursery 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/3232-9327-6100-0061-4202>

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.

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.

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.

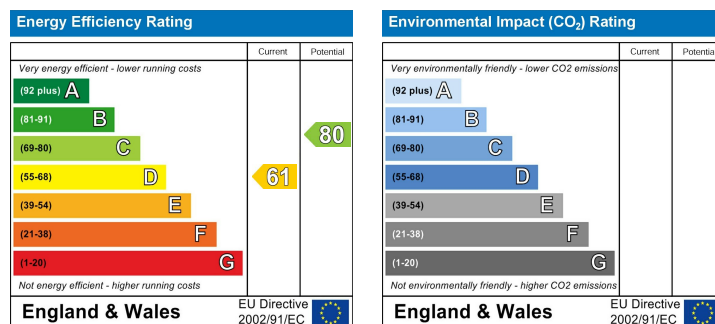
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Floor Plan

Energy Efficiency Graph



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