ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

18 Cowslip Street, Huddersfield, HD1 4TZ

Price £120,000

ATTENTION FIRST TIME BUYERS OR INVESTORS ADM Residential are pleased to offer this *TWO BEDROOM* *STONE BUILT THROUGH TERRACED* situated in the popular village of Paddock, Huddersfield. Ideally positioned for easy access to the Huddersfield Royal Infirmary, M62 motorway networks, local amenities and well regarded schools. The property offers double glazing and gas central heating throughout, with the accommodation briefly comprising of: UPVC entrance door, entrance vestibule, spacious lounge with staircase to the first floor landing and a modern kitchen with access to a useful cellar. To the first floor: two bedrooms and a partly tiled house bathroom. Externally there is an enclosed patio garden to the front aspect with on street parking, to the rear is a low maintenance, hardstanding communal yard. Internal viewing is highly recommended to appreciate the accommodation on offer. Telephone ADM Residential today to arrange your viewing on ! *NOT TO BE MISSED*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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www.admresidential.co.uk

The Property Ombudsman

ENTRANCE DOOR
UPVC entrance door leads to:

VESTIBULE
Entrance vestibule finished with wood effect laminate flooring and door leading to:

LOUNGE

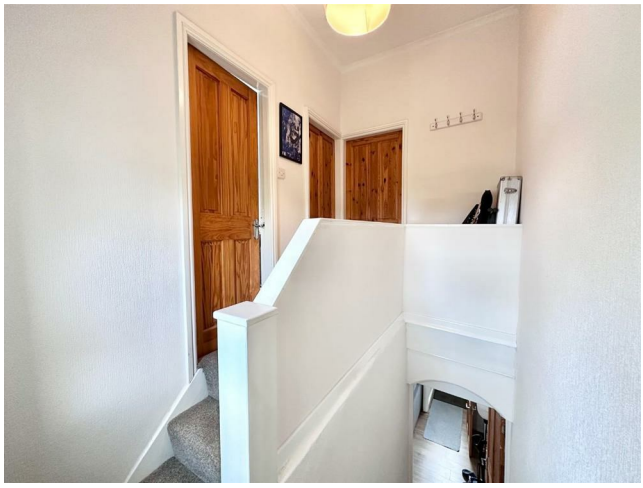
Spacious lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Finished with staircase leading to the first floor landing, wall mounted double panelled gas central heated radiator and wood effect laminate flooring. Door leading to:

KITCHEN

Modern kitchen with uPVC double glazed window and door leading out to the rear aspect. Featuring a matching range of base and wall mounted units in white with wood effect laminate working surfaces and inset resin sink unit with drainer and mixer tap. Integrated electric oven and four ring induction hob with matching extractor hood over. Additionally, there is plumbing for an automatic washing machine and space for a fridge freezer as well as the wall mounted combi-boiler. Finished with inset ceiling spotlights and wood effect laminate flooring. Door leading to:

CELLAR
Staircase descends to a useful cellar which houses the meters:

TO THE FIRST FLOOR LANDING



Staircase rises to the split level landing with uPVC double glazed window overlooking the rear aspect. Finished with coved ceiling and doors leading to all rooms:

HOUSE BATHROOM

Partly tiled, good sized house bathroom with uPVC double glazed opaque window to the rear elevation. Featuring a three piece suite in white with chrome effect fittings, comprising of: panelled bath with electric shower over and glass splash screen, hand wash basin and a low level flush w/c. Finished with wall mounted heated towel rail and tiled flooring:

BEDROOM ONE

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

BEDROOM TWO

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

EXTERNALLY

Externally the property offers a paved patio garden to the front aspect finished with stone wall boundaries, wrought iron gated access and on street parking. To the rear, stone steps descend to a hardstanding communal yard finished with stone wall boundaries:
Please note, there is a right of access to the rear

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, Huddersfield Grammar School & Nursery, Paddock Junior, Infant & Nursery School, Royds Hall, A SHARE Academy

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 email - sales@admresidential.co.uk

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/8400-6223-5720-3793-7292

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

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.

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.
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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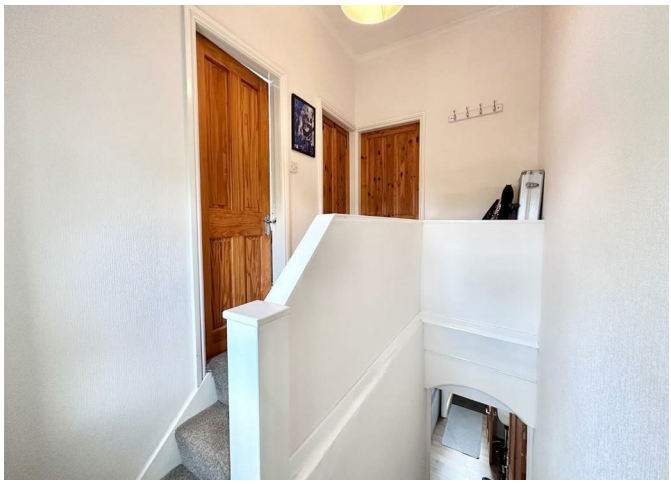
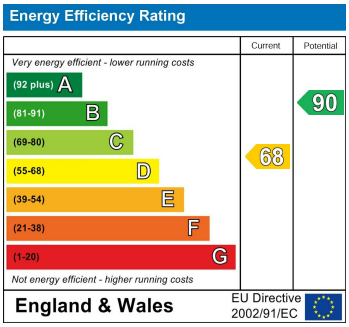
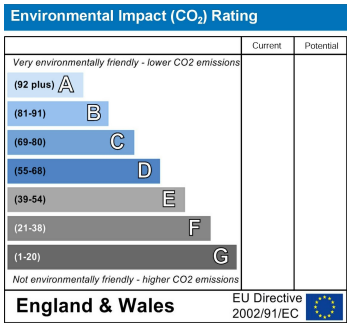


Energy Efficiency Graph





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