



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



24 Pymroyd Lane, Huddersfield, HD4 5ST

Offers In The Region Of £320,000

NEW PRICE* *HAVING UNDERGONE FULL RENOVATIONS TO A HIGH STANDARD BY THE CURRENT OWNERS *Situated in the ever popular residential area of Cowlersley, is this extended detached dormer bungalow on an elevated sizeable plot boasting three/four good sized bedrooms and offers a perfect blend of comfort and versatility. Being in close proximity to local amenities and schools with good access to the M62 motorway networks. Finished to a high standard, the property boasts gas central heating and double glazing throughout including a CCTV alarm system, briefly comprising of: Composite entrance door leads to a reception hallway, well appointed lounge, newly fitted kitchen with built-in utility space, modern house shower room, good sized second bedroom and dining room/fourth bedroom. To the first floor landing are two further bedrooms and a modern house shower room. Externally the property offers a well kept garden to the front and side aspect with newly laid driveway leading to a detached garage. Ideally suited to a variety of buyers this property must be viewed to appreciate the outstanding accommodation on offer! ***NOT TO BE MISSED*** Tel ADM Residential today! On 01484-644555 to arrange your viewing!

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ENTRANCE COMPOSITE SECURITY DOOR

Entrance door coloured composite security door with feature triple aspect double glazed glass panels, leading to:

T-SHAPED RECEPTION HALLWAY



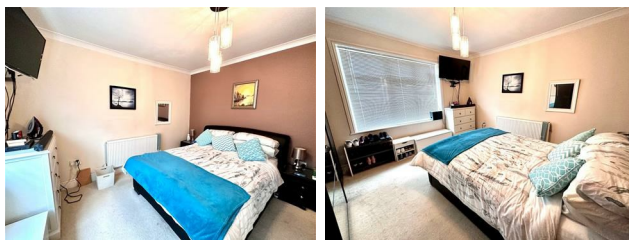
T-shaped reception hallways with inset ceiling spotlighting, wall mounted gas central heated radiator and engineered oak wood flooring. Doors leading to:

LOUNGE WITH BAY WINDOW 15'3 x 14'1 (4.65m x 4.29m)



Well appointed and spacious lounge with a fantastic feature five panelled uPVC double glazed bay window taking full advantage of the natural light and overlooks the front garden. Featuring a limestone effect fire surround with embedded LED spotlighting, limestone effect back and hearth. Finished with coved ceiling, dado rail, T.V point, telephone point and wall mounted double panelled gas central heated radiator:

BEDROOM TWO 13'3 x 12'9 (4.04m x 3.89m)



Good sized second bedroom with uPVC double glazed window overlooking the front aspect. Finished with coved ceiling, T.V point and wall mounted gas central heated radiator:

MODERN KITTED KITCHEN 12'4 x 10'8 (3.76m x 3.25m)



Recently fitted, dual coloured modern fitted kitchen with uPVC double glazed window and composite security door leading to the rear garden. Featuring a matching range of base and wall mounted units in Cashmere with soft close fittings, contrasting working surfaces with tiled splash backs and an inset stainless sink unit with built-in drainer and mixer tap. Integrated oven and grill with separate four ring gas hob and pull out extractor hood over. Additionally, there is a built-in utility space with plumbing for an automatic washing machine and tumble dryer as well as ample space for a freestanding fridge freezer. Finished with featured vertical wall mounted gas central heated radiator and engineered oak wood flooring:

Please note: white goods can be purchased under further negotiations

SHOWER ROOM 7'4 x 6'10 (2.24m x 2.08m)



Fully tiled shower room with uPVC double glazed opaque window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: double walk-in shower cubicle with mains fitted shower over and glass shower screen, hand wash vanity basin with waterfall tap and low level flush w/c. Finished with wall mounted extractor fan, featured vertical wall mounted gas central heated radiator, wall mounted heated towel rail and wood effect vinyl flooring:

DINING ROOM/BEDROOM 11'6 x 11'6 (3.51m x 3.51m)



Good sized second reception room, used by the current owners as a dining room but could also be used as a fourth bedroom, with uPVC double glazed window overlooking the rear aspect. Finished with a useful under stairs storage cupboard and wall mounted gas central heated radiator. Spindle staircase rises to the first floor landing:

STAIRCASE LEADS TO



Staircase rises to the first floor landing with uPVC double glazed window overlooking the aspect with stunning onward views. Doors leading to all rooms:

HOUSE SHOWER ROOM 10'1 x 4'5 (3.07m x 1.35m)



Fully tiled shower room with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: double walk-in shower cubicle with mains fitted shower over and sliding glass door, hand wash pedestal basin with waterfall tap and low level flush w/c. Finished with ceiling mounted extractor fan, wall mounted gas central heated towel rail, wall mounted gas central heated radiator and wood effect vinyl flooring:

PRIMARY BEDROOM 16'8 x 16'8 (5.08m x 5.08m)



Generously sized primary bedroom with triple aspect uPVC double glazed windows to the front, side and rear elevations. Finished with T.V point and wall mounted gas central heated radiator:

BEDROOM THREE 13'9 x 8'7 (4.19m x 2.62m)



Third bedroom with uPVC double glazed window overlooking the front aspect. Used by the current owners as a workshop/office space, finished with wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally the property offers a laid to lawn garden to the front aspect benefitting from mature shrubs and hedges with a paved path leading to the front door and side aspect. Steps lead to a newly laid crazy paved driveway with a detached garage providing ample off road parking space. Finished with stone wall boundaries:

DETACHED GARAGE



Detached garage with electric door, side entrance door, power and light with a newly laid crazy paved driveway:

OUTSIDE STORAGE BUILDINGS



Useful outside storage buildings housing the combi-boiler, fuse box and meters:

FURTHER 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, Moor End Academy, Crow Lane Primary & Foundation Stage School, Oak 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

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/2201-0222-2111-5227-3158>

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.

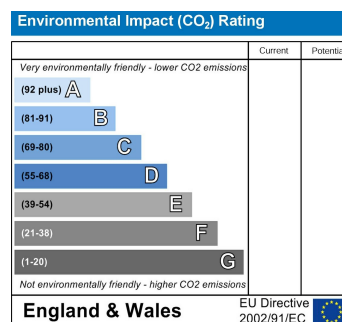
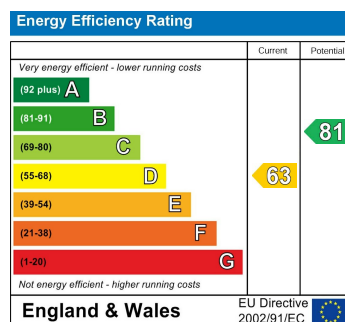
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Energy Efficiency Graph



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