ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT









8 Thornhill Avenue, Huddersfield, HD3 3DR

Offers In The Region Of £180,000

"UNDER OFFER" ADM Residential are pleased to market *FOR SALE* *SET WITHIN A PRIME LOCATION OF LINDLEY". HRI WITHIN WALKING DISTANCE, TWO DOUBLE BEDROOMS* Is this stone built, terraced property located within this popular residential area of Lindley. Situated close to all local amenities, Huddersfield HRI, highly regraded schools and the Motorway Network. Suited to an array of buyers including buy to let investors, the property offers gas central heating system and double glazing with a security alarm, briefly comprising of:- entrance door, vestibule, spacious lounge, modern dining kitchen with access to the rear garden and a useful storage cellar. To the first floor landing: two bedrooms both with built-in wardrobes and a three piece modern bathroom suite in white. Externally there are gardens to front and rear with on street permit parking available. Internal viewing is highly recommended to appreciate the accommodation on offer! Call ADM Residential on to book your appointment today!
VIEWINGS ARE BY APPOINTMENT ONLY

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

The Property Ombudsman

ENTRANCE DOOR
UPVC entrance door leading to:

ENTRANCE VESTIBULE
Entrance vestibule with alarm panel and door leading to:

LOUNGE 14'1" x 12'8" (4.29 x 3.86)




This well appointed, spacious lounge is set to the front aspect with Upvc window. Featuring gas stove set onto a stone hearth, T.V point, telephone point and gas central heated radiator. Door leading to:

DINING KITCHEN 14'1" x 10'3" (4.29 x 3.12)




Well appointed, modern kitchen set to the rear aspect with Upvc window overlooking the garden. Featuring a range of matching wall and base mounted units in white with contemporary styled roll edge working surfaces, inset one and a half bowl sink unit with mixer tap and tiled splash backs. Integral electric oven and four ring gas hob with stainless steel extractor hood over and plumbing for an automatic washing machine, space for a fridge. Door leading to useful cellar. Finished with Karndean style flooring and gas central heated radiator with Upvc door leading to the rear garden:

CELLAR
Useful keep cellar with power and light:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing where there is access to the loft space via a pull down ladder which is boarded and has power and light:

BATHROOM 5'11" x 5'5" (1.80 x 1.65)



Modern, partly tiled bathroom suite in white with Upvc window to rear aspect comprising of; panelled bath with mains shower, hand wash pedestal and low level flush w/c. Finished with extractor fan, wall mounted chrome heated towel rail and tile affect vinyl flooring:

BEDROOM ONE 14'1" x 12'8" (4.29 x 3.86)




Double bedroom is set to the front elevation with Upvc window. Featuring fitted wardrobes to the alcove with gas central heated radiator:

BEDROOM TWO 13'7" x 7'9" (4.14 x 2.36)




Second double bedroom is set to the rear elevation with twin aspect Upvc windows. Featuring wall length fitted wardrobes and drawers with gas central heated radiator:

EXTERNALLY



Externally the property boasts a low maintenance blue slate chipped garden area with stone wall boundaries to the front aspect and to the rear there is a garden with AstroTurf, stone flagged patio area and useful outside storage:

ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity: Lindley is a prime location of Huddersfield

PARKING INFORMATION

£15 approx one off payment for permit parking.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Tel-
Mobile Number
Email - sales@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "A"
Please check the monthly amount on the Kirklees 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.

Tenure

This property is Leasehold.
Lease Start Date: 17/01/1909
Lease End Date: 01/05/2906
Lease Term: 999 years from 1 May 1907
Lease Term Remaining: 880 years
Approximately 0.70 pence per annum

EPC LINK

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.

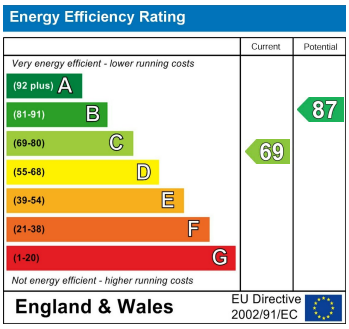
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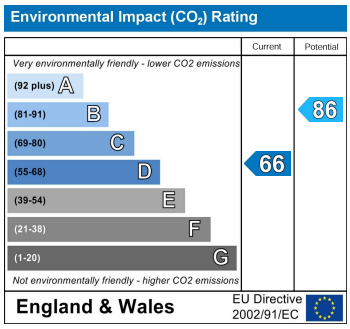
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Floor Plan

Energy Efficiency Graph





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