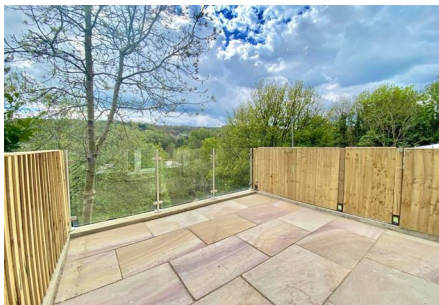




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 23 Britannia Road, Huddersfield, HD3 4QQ

**Offers Over £160,000**

\*AVAILABLE FOR SALE BY ADM RESIDENTIAL\* \*CAREFULLY RENOVATED WITH PARTICULAR ATTENTION TO THE PROPERTY'S ORIGINAL CHARACTERISTICS\*  
\*TWO BEDROOM TERRACED PROPERTY HAVING BEEN FINISHED TO A HIGH SPEC THROUGHOUT\* Ideally positioned in the village of Milnsbridge of Huddersfield whilst being close to all local amenities, bus routes and easy access to Huddersfield town centre and surrounding areas making it truly a fantastic purchase for any first time buyer or buy to let investor. This fully refurbished property boasts gas central heating, double glazing and newly fitted dual colour windows and doors throughout, with accommodation briefly comprising of:- uPVC dual colour entrance door, hallway, spacious well appointed lounge with exposed stone chimney breast and inglenook fireplace, staircase to the lower floor, newly fitted dining kitchen with door leading out to the rear patio balcony, access to an added useful utility room and separate w/c. To the first floor landing there are two good sized bedrooms and a newly fitted, modern house bathroom. Externally, there is on street parking to the front with a flagged patio balcony to the rear offering stunning views across the Colney Valley. Viewings are highly recommended to appreciate this property and the accommodation on offer! Tel ADM Residential on 01484 644555 to arrange your viewing today! \*NO CHAIN\*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

UPVC dual colour composite entrance door leads to:

## HALLWAY



Entrance hall with staircase rising to the first floor landing. Finished with wall mounted double panelled gas central heated radiator and tiled flooring. Door leading to:

## LOUNGE



Spacious, neutrally decorated lounge with twin aspect uPVC double glazed windows overlooking the front and rear elevations. Featuring a charming exposed stone chimney breast with inglenook fireplace and stone hearth. Finished with coved ceiling, T.V point, telephone point and wall mounted double panelled gas central heated radiator. Door leading to:

## TO THE LOWER FLOOR



Staircase descends to the lower floor, featuring an exposed stone wall:

## DINING KITCHEN



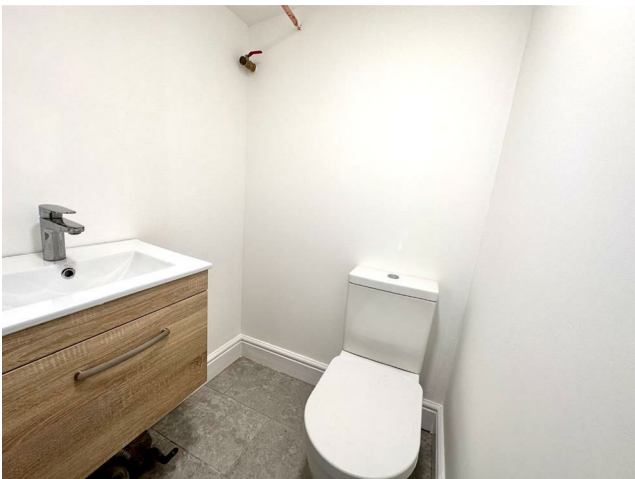
A fantastic sized, beautifully appointed dining kitchen with uPVC double glazed floor to ceiling window and door leading out to the rear patio balcony. Featuring a matching range of newly fitted base and wall mounted units in white, wood effect laminate working surfaces with matching splashbacks, inset resin sink unit with drainer and brass effect mixer tap. Integrated gas oven and five ring gas hob with built-in extractor hood over, offering integral fridge freezer and ample space for a dining table and chairs. Featuring characterful beams to the ceilings and an exposed stone wall. Finished with inset ceiling spotlighting, featured wall mounted vertical gas central heated radiator and Yorkshire stone flagged flooring with under floor heating:

## UTILITY ROOM



Useful utility room with plumbing for an automatic washing machine. Finished with access to the fuse box and tiled flooring. Door leading to:

## SEPARATE W/C



A useful downstairs w/c, featuring a two piece suite in white with chrome effect fittings, comprising of: hand wash vanity basin and low level flush w/c. Finished with tiled flooring:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor split level landing with spindle balustrade. UPVC double glazed window overlooking the rear aspect and access to the loft via pull down hatch. Finished with wall mounted double panelled gas central heated radiator, doors leading to:

## HOUSE BATHROOM



Partly tiled, modern house bathroom with uPVC double glazed opaque window to the rear elevation. Featuring a newly fitted three piece suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over, featured built-in backlit shelving and glass splash screen, modern retro-style vanity with porcelain basin and floating low level flush w/c with LED lighting. Finished with wall mounted extractor fan and tiled flooring:

## BEDROOM ONE



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

## BEDROOM TWO



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

## EXTERNALLY



Externally the property offers on street parking to the front aspect. To the rear is this extremely well designed patio balcony with stone flagged flooring to compliment the exterior and glass railing allowing stunning views across the Colne Valley - an ideal space for enjoying the summer months

and taking in the evenings. Finished with outdoor security light, outdoor tap and fenced boundaries:

## FURTHER PHOTOGRAPHS



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: Crow Lane Primary & Foundation Stage School, Luck Lane, A SHARE Primary Academy, Woodside Green, A SHARE Primary Academy, Huddersfield Grammar School & Nursery

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-01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

## Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

## Tenure

This property is Leasehold.

Lease Start Date: 24/01/1868

Lease End Date: 25/12/2864

Lease Term: 999 years from 25 December 1865

Lease Term Remaining: 839 years

## 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.

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2161-9440-2006-5225>

## 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.

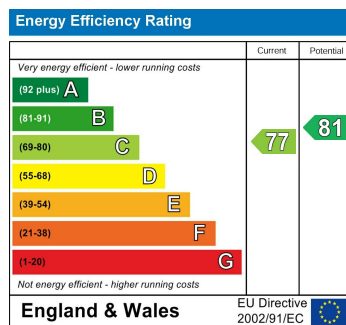
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## COPYRIGHT ADM PARTICULARS

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## Energy Efficiency Graph



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