



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



80 Lockwood Scar, Huddersfield, HD4 6BA

Offers Invited £170,000

IDEAL FOR FIRST TIME BUYERS OR PROPERTY INVESTORS* *TWO DOUBLE BEDROOMS WITH POTENTIALLY TO CONVERT INTO THREE BEDROOMS An opportunity to purchase this very well appointed, stone built semi-detached property which is situated in the popular residential location of Lockwood in Huddersfield, being close to all local amenities, central bus routes to Huddersfield town centre, well regarded schools and the motorway network only a short drive away. Boasting gas central heating and double glazing throughout, this surprisingly spacious accommodation briefly comprises of: UPVC entrance door, hallway, spacious lounge, newly fitted breakfast kitchen with access to a utility area and pantry. To the first floor: house bathroom and two generously sized double bedrooms. Externally there is a block paved driveway to the front aspect providing off road parking for one vehicle with a low maintenance patio garden to the rear. Internal viewings are highly recommended to appreciate the accommodation that is on offer! Call ADM Residential Estate Agents to arrange your viewing today! ***VIRTUAL VIEWING AVAILABLE SOON***

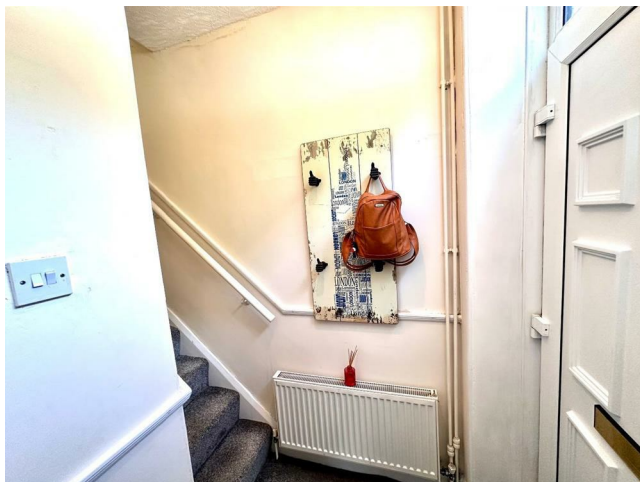
55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

UPVC entrance door leads to:

HALLWAY



Hall with staircase rising to the first floor landing. Finished with dado rail and wall mounted double panelled gas central heated radiator:

LOUNGE 12'6 11'1 (3.81m 3.38m)



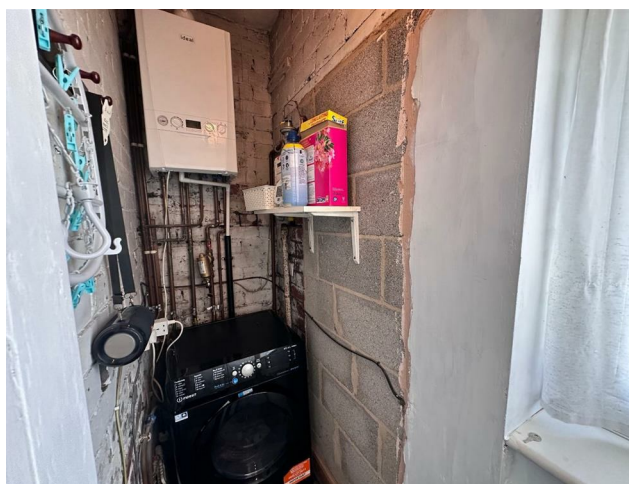
Spacious lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring an Adam style fire surround with tiled back and hearth, finished with T.V point, telephone point and wall mounted double panelled gas central heated radiator. Door leads to:

BREAKFAST KITCHEN 12'5 x 7'9 (3.78m x 2.36m)



Newly fitted, fully integrated kitchen with uPVC double glazed window and door leading out to the rear garden. Featuring a matching range of base units in blue with copper effect fittings and butcher block style working surfaces with matching breakfast bar, inset resin 1 and a 1/2 sink unit with drainer and mixer tap. Integral electric oven and microwave with separate four ring gas hob, additionally there is an integrated fridge freezer, dishwasher and waste bin. Finished with inset ceiling spotlighting and wood effect vinyl flooring:

UTILITY AREA



Useful utility area with uPVC double glazed window housing for the combi-boiler and plumbing for an automatic washing machine. Staircase descends to the cellar:

PANTRY

Useful pantry with uPVC double glazed window to the side aspect:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft via hatch. Finished with dado rail and doors leading to all rooms:

HOUSE BATHROOM 6'2 x 5'10 (1.88m x 1.78m)



Partly tiled, Victorian style house bathroom with uPVC double glazed opaque window to the rear elevation. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with mixer tap, shower attachment over and glass splash screen, hand wash basin and low level flush w/c. Finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

BEDROOM ONE 15'9 x 13'5 (4.80m x 4.09m)



Generously sized double bedroom with twin aspect uPVC double glazed windows overlooking the front elevation. Featuring an ornamental fireplace and built-in bulkhead storage, finished with wall mounted double panelled gas central heated radiator:

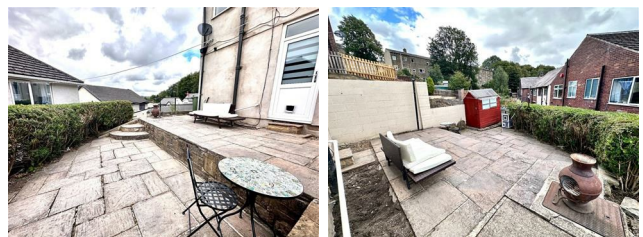
(There is ample space for this to be converted into a three bedroom property)

BEDROOM TWO 9'8 x 9'0 (2.95m x 2.74m)



Second double bedroom with uPVC double glazed window overlooking the rear garden. Featuring built-in storage cupboards, finished with picture rail, wall mounted gas central heated radiator and original floorboards:

EXTERNALLY



Externally the property boasts a block paved

driveway to the front aspect providing off road parking for one vehicle, shrub borders and a hardstanding path leads to the side aspect with gated access. To the rear is a low maintenance, tiered patio garden ideal for bistro dining during the summer months. Additionally there is a useful storage shed, finished with brick wall and hedged boundaries:

ADDITIONAL PHOTOGRAPHS



A selection of additional 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: Castle Hill School, Mount Pleasant Primary School, Hillside Primary School, Newsome Academy, Moor End 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 our office mobile on 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.

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

ON ORDER.

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.

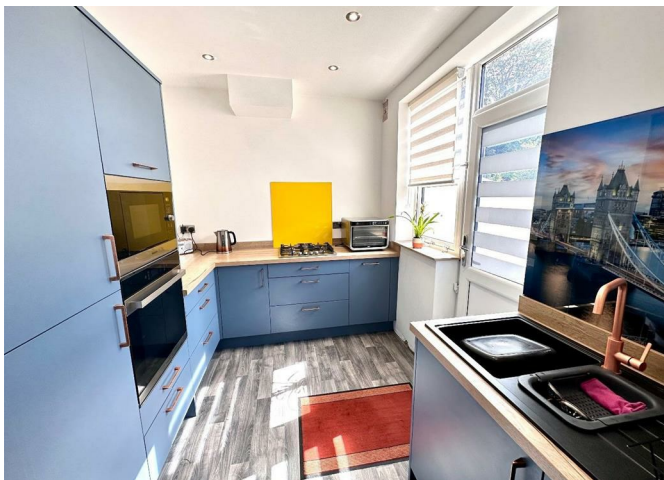
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

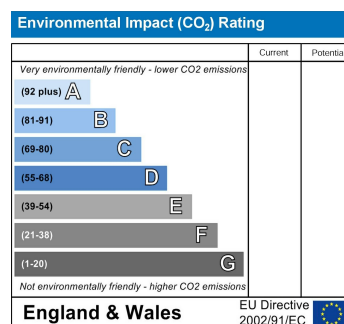
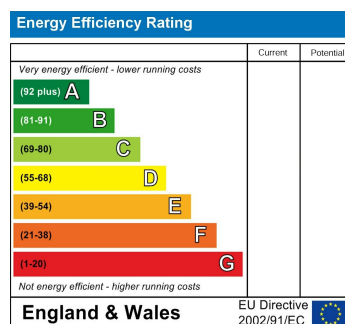
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Energy Efficiency Graph



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