



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 31 Woodfield Court, Huddersfield, HD2 2AR Offers In The Region Of £90,000

**\*UNDER OFFER\*** "PRIME LOCATION OFF EDGERTON BEING CLOSE TO THE M62 MOTORWAY NETWORKS & LINDLEY VILLAGE" This well presented, top floor apartment offering off road parking, is set in this highly regarded residential area of Edgerton, boasting great commuter links, ideally positioned just on the fringes of Lindley and Marsh, located close to all local amenities, bus routes and fantastic commuter links to the M62 Motorway with great schools in the immediate vicinity. This property offers spacious accommodation boasting gas central heating, double glazing and briefly comprising of:- communal entrance door, stairs lead to the third floor via a security inner lobby door. Reception hallway with storage cupboards, spacious lounge, dining kitchen with woodland views, double bedroom with fitted wardrobes/walk in storage and a modern bathroom. Externally are well appointed communal grounds with a woodland aspect and allocated parking space. Ideal for an array of buyers including buy to let investors, first time buyers or those looking to downsize. Viewings are highly recommended to appreciate the accommodation on offer! Call ADM Residential on 01484 644555 to arrange your viewing today!

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)



### COMMUNAL ENTRANCE

Leading into a stylish communal entrance lobby with stairs providing access to the upper levels:

### THIRD FLOOR

A further secure inner lobby area, steps leading up to the third floor, provides access to the apartments on this level:

### ENTRANCE DOOR



Entrance door leads to the L-shaped reception hallway:

### HALLWAY 9'4 x 6'4 (2.84m x 1.93m)

Boasting newly decorated through-out this L-shaped hallway has a walk in storage cupboards, access to the loft hatch via pull down ladders and wall mounted gas central heated radiator. Doors leading to all rooms:

### LOUNGE 16'6 x 9'7 (5.03m x 2.92m)



A spacious, newly decorated, well appointed lounge with uPVC double glazed window to front elevation overlooking large communal garden with woodland aspect. Featuring fire surround with an inset electric fire, TV point, Telephone point and wall mounted gas central heated radiator:

### DINING KITCHEN 12'4 x 6'4 (3.76m x 1.93m)



A well presented, modern breakfast kitchen with uPVC window to the front aspect, comprising of a matching range of base and wall mounted units in Walnut effect with complementary roll edged laminated working surfaces, tiled splash backs, stainless steel sink unit and drainer with mixer tap. Integral electric oven with four ring electric hob, plumbing for automatic washing machine, integral fridge and freezer. Finished with chrome effect fittings, wall mounted gas central heating radiator:

### BEDROOM 11'7 x 8'6 (3.53m x 2.59m)



A newly decorated double bedroom with uPVC window to rear aspect over looking the woodland, featuring fitted wardrobes to one wall with mirrored sliding doors and matching drawers and a useful walk-in storage cupboard. Finished with wall mounted gas central heating radiator:

### HOUSE BATHROOM 9'2 x 5'7 (2.79m x 1.70m)



A newly decorated partly tiled, modern fitted, three piece bathroom suite in white with uPVC window to rear aspect and chrome effect fittings. Comprising of panelled P-shape bath with easy access door, splash screen and chrome shower attachment over bath, hand wash vanity unit with basin and low level flush w/c. Finished with wall mounted radiator:

### ATTIC SPACE 12'5 x 9'1 (3.78m x 2.77m)

This is a great addition to the apartment with ample storage or an occasional office, via pull down ladders, also offers under eaves storage:

### EXTERNALLY



The property boasts communal grounds with woodland views and allocated parking space to the rear elevation for one car and security intercom system:

### 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.

Ground Rent - £0.83 per month

Service Charge - £95.49 per month

Insurance Charge - £11.82 per month

### 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.

### 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](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto:lettings@admresidential.co.uk)

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

## **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: Barraclough Hall School, Brambles Primary Academy, St Patrick's Primary Academy, The Mount School & Nursery, 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.

## **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.

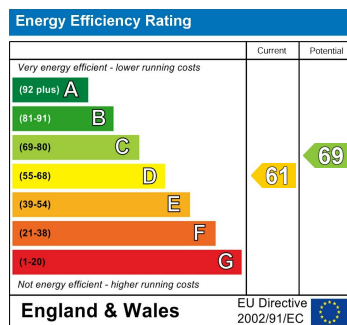
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### Energy Efficiency Graph



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