



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



7 Grove Nook, Huddersfield, HD3 4UD

Offers In The Region Of £235,000

A CREDIT TO THE CURRENT OWNER *FINISHED TO A HIGH SPECIFICATION THROUGHOUT* *AN IDYLIC WOODLAND SETTING* ADM Residential are delighted to present to the market this spacious, fully modernised property, situated in a peaceful cul-de-sac in the popular and convenient location of Longwood, Huddersfield. This family home is a perfect purchase for the growing family, being situated close to all local amenities and well regarded schools, village shops and within easy access of the M62 motorway network and Huddersfield town centre. Boasting gas central heating, newly fitted double glazed windows and doors as well as a security alarm system, the accommodation briefly comprises of: entrance composite door leads to a newly fitted Wren dining kitchen. A staircase rises to the first floor landing, giving access to a well appointed living room, third bedroom and a modern house bathroom. To the second floor landing, a third bedroom and a beautifully appointed primary bedroom. Externally the property offers a laid to lawn garden with paved driveway leading to an integral garage. To the rear is a private, well kept laid to lawn garden with pebbled area and rockery. Internal viewing is highly recommended to appreciate the stunning accommodation on offer! Please call the office on 01484 644555 to arrange your viewing!

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 COMPOSITE SECURITY DOOR



Newly fitted entrance composite security door with twin feature double glazed glass panels leads to:

OPEN PLAN DINING KITCHEN



Well appointed and neutrally decorated open plan dining kitchen with newly fitted uPVC double glazed window overlooking the front aspect. Finished with LVT flooring and wall mounted double panelled gas central heated radiator:

KITCHEN AREA



Modern, newly fitted Wren kitchen with uPVC double glazed window overlooking the front aspect. Featuring a matching and scratch resistant range of base and wall mounted units in pale grey with brushed black fittings, quartz effect working surfaces and contrasting tiled splash backs with inset resin 1 and a 1/2 bowl sink unit with drainer and mixer tap. Integral electric oven with four ring gas hob and matching extractor hood over, additionally there is space for an under counter fridge and plumbing for an automatic washing machine. Finished with LVT flooring and wall mounted double panelled gas central heated radiator:

DINING AREA



Dining area with ample space for a dining table and chairs. Finished with LVT flooring and wall

mounted double panelled gas central heated radiator. Spindle staircase leads to:

STAIRCASE TO THE FIRST FLOOR LANDING



Staircase rises to the first floor U-shaped landing with newly fitted twin aspect uPVC double glazed windows overlooking the rear garden. Finished with wall mounted double panelled gas central heated radiator and doors leading to:

LOUNGE WITH PATIO DOORS



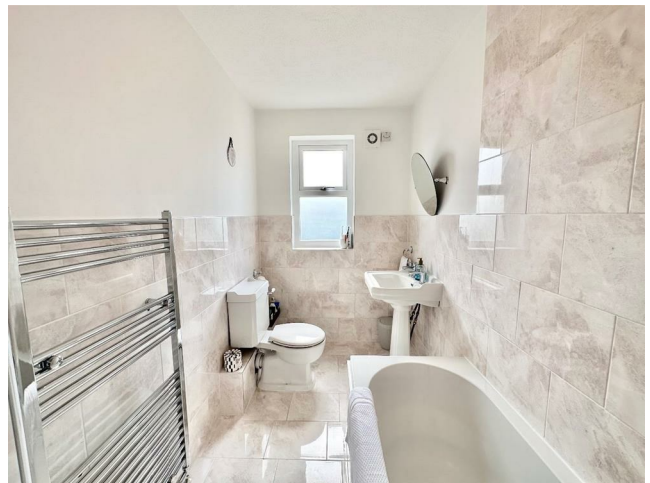
Well appointed and neutrally decorated lounge with newly fitted uPVC double glazed window overlooking the front aspect and patio doors leading out to the rear garden. Featuring a modern fire surround with inset coal effect gas fire, marble effect back and hearth. Finished with coved ceiling, twin wall mounted lighting, T.V point and wall mounted double panelled gas central heated radiator:

BEDROOM TWO



Neutrally decorated, second good sized bedroom with newly fitted uPVC double glazed window overlooking the front aspect. Finished with wall mounted double panelled gas central heated radiator:

HOUSE BATHROOM



Partly tiled, modern house bathroom with newly fitted uPVC double glazed opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor fan, wall mounted chrome heated towel rail and tiled flooring:

STAIRCASE TO THE SECOND FLOOR LANDING



Spindle staircase rises to the second floor landing with newly fitted circular uPVC double glazed window to the side aspect. Featuring useful under eaves storage space, the landing could also be used as an office space. Doors leading to:

BEDROOM THREE



Third bedroom which is neutrally decorated with newly fitted uPVC velux window to the rear aspect. Finished with wall mounted double panelled, gas central heated radiator:

PRIMARY BEDROOM



Beautifully appointed primary bedroom with newly fitted uPVC double glazed triangular window to the front aspect and a velux window overlooking the rear garden. Finished with wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally, the property boasts a laid to lawn garden to the front aspect with mature shrubs and hedges and a paved driveway leading to an integral garage providing ample off road parking for multiple vehicles. To the rear aspect is a well maintained, laid to lawn garden with paved pathway, an additional pebbled area and featured rockery which leads to a seating area. This is a perfect space for enjoying the outdoors and entertaining during the summer months. Finished with fenced boundaries, mature shrubs, trees and hedges that make this a private garden space:

INTEGRAL GARAGE

Integral garage with newly fitted electric garage door, housing for the gas meter and water tap:

FURTHER PHOTOS



A selection of 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: Salendine Nook High School Academy, Crow Lane Primary & Foundation Stage School, Luck Lane, 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- or our office mobile on Mobile Number

Email - sales@admresidential.co.uk

ITEMS FOR FURTHER NEGOTIATION

Please see a list of items that the Vendor would be willing to sell under further negotiation:

- Blinds
- Curtains
- Light fittings
- White goods
- Carpets (nearly new)

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2311-2513-1872-3518-4216>

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.

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.

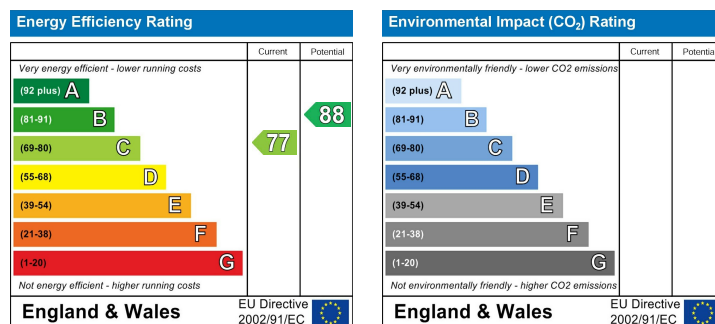
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Floor Plan

Energy Efficiency Graph



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