



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 18 Myrtle Grove, Huddersfield, HD3 4DX

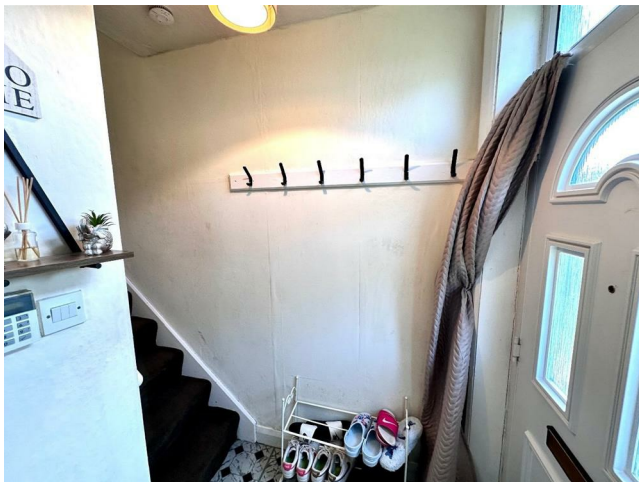
### Offers In The Region Of £165,000

**\*THREE BEDROOMED, STONE BUILT, END TERRACE PROPERTY\*** Located in this popular and well regarded residential area on the fringe of Quarmby, being close to all local amenities including shops, schools and is easily accessible to Huddersfield town and the M62 motorway network. Offering spacious accommodation throughout and featuring gas central heating and uPVC double glazing, the property briefly comprises of: entrance door, hallway, spacious lounge and door leading to the dining kitchen with access to a pantry and further utility space. To the first floor landing with access to a loft hatch, three bedrooms and a house bathroom with separate w/c. Externally there is on street parking and an extensive garden to the front, side and rear aspects which means there would be a great opportunity to extend. Call ADM Residential today to arrange your viewing appointment! **\*TENANT IN SITU\***  
**\*VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL THIS PROPERTY HAS ON OFFER\***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR



UPVC entrance door leads to:

## HALLWAY

Hallway with staircase rising to the first floor landing, finished with wall mounted alarm panel and door leading to:

## LOUNGE 15'4 x 13'9 (4.67m x 4.19m)



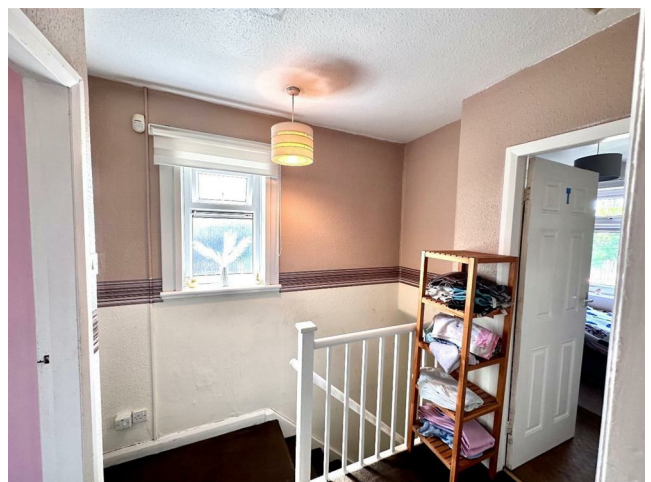
Spacious lounge with uPVC double glazed window overlooking the front garden. Featuring a modern fire surround with inset coal effect gas fire, marble effect back and hearth. Finished with T.V point, telephone point and wall mounted gas central heated radiator. Door leads to:

## DINING KITCHEN 14'1 x 8'1 (4.29m x 2.46m)



Well appointed dining kitchen with uPVC double glazed window and door leading out to the rear garden. Featuring a matching range of base and wall mounted units in Beech wood effect with roll edged laminate working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and hot and cold taps. There is a cooker point, plumbing for an automatic washing machine and a wall mounted combi-boiler. Additionally, there is a useful under stairs pantry and a second utility area with space for fridge freezer and dryer. Finished with wall mounted gas central heated radiator and tiled effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



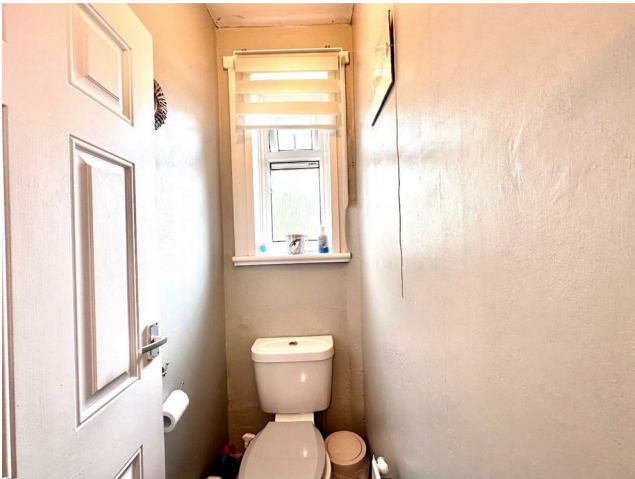
Staircase rises to the first floor landing with uPVC double glazed window to the side aspect and access to the loft via a hatch. Doors leading to all rooms:

## BATHROOM



Partly tiled, house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a two piece suite in white with chrome effect fittings, comprises of: panelled bath with electric shower over and hand wash pedestal basin. Finished with wall mounted extractor fan, wall mounted gas central heated radiator and vinyl effect flooring:

## SEPARATE W/C



Benefitting from a separate w/c with uPVC double glazed opaque window to the rear aspect and finished with vinyl effect flooring:

## BEDROOM ONE 11'7 x 13'5 (3.53m x 4.09m)



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

## BEDROOM TWO 11'4 x 9'2 (3.45m x 2.79m)



Second double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted gas central heated radiator:

### BEDROOM THREE 9'5 x 6'9 (2.87m x 2.06m)



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

### EXTERNALLY



Externally, the property is set on a sizeable plot boasting a laid to lawn garden to the front aspect with on street parking, finished with stone wall and hedged boundaries. A paved path leads to the rear where there is an extensive, laid to lawn garden with a paved patio area and finished with fenced boundaries:

### 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: Royds Hall, A SHARE Academy, Luck Lane, A SHARE Primary Academy, Huddersfield Grammar School & Nursery, Salendine Nook High School 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-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 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/2179-0932-1183-4914-0122>

### 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.

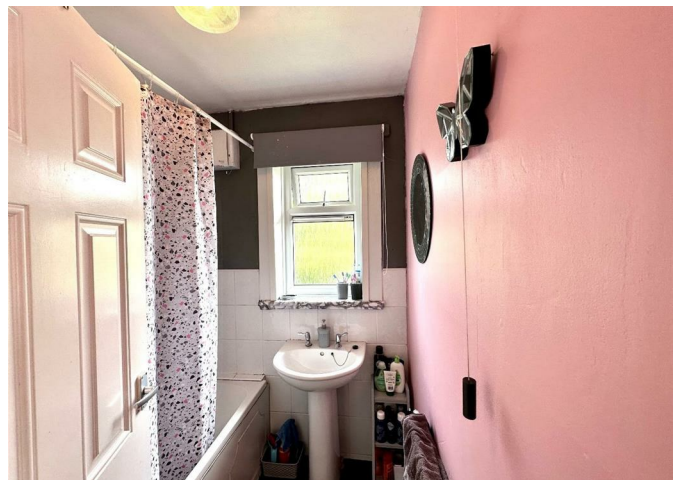
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

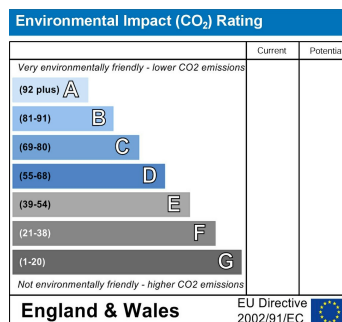
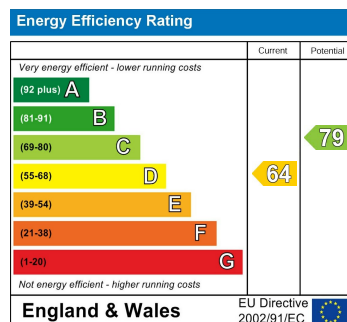
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## Energy Efficiency Graph



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