



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 17 Reinwood Road, Huddersfield, HD3 4DE

**Offers In The Region Of £80,000**

OPEN DAY THURSDAY THE 27TH OF FEBRUARY - PHONE THE AGENT FOR MORE DETAILS \*\*FULL RENOVATION REQUIRED\*\*OFFERED WITH VACANT POSSESSION\*\* ADM Residential are pleased to offer \*FOR SALE\* this front facing back-to-back, two bedroom terrace property which is situated in this popular residential location of Lindley, making it an ideal purchase for a cash buyer. The property is conveniently located close to all local amenities, shops and well regarded schools as well as being a short distance away from the Huddersfield Royal Infirmary. The property requires full renovation works and modernisation throughout with the accommodation briefly comprising of: entrance hallway, spacious lounge, L-shaped galley style kitchen and access to the cellar. To the first floor landing are two bedrooms and a house bathroom. Externally there is a laid to lawn garden to the front with on street parking available. With \*NO ONWARD CHAIN\* this property is \*PERFECT FOR DIY ENTHUSIASTS\* An internal viewing is highly recommended to appreciate the potential that this accommodation has to offer! Call us to arrange your viewing appointment on  
\*VIRTUAL VIEWING AVAILABLE SOON\*

55 Market Street, Milnsbridge, Huddersfield, 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 entrance door leads to:

### HALLWAY 5'8 x 4'4 (1.73m x 1.32m)



Entrance hallway with staircase rising to the first floor landing. Door leads to:

### LOUNGE 17' x 10'4 (5.18m x 3.15m)



Spacious lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring a fireplace with stone hearth, wall mounted delft racks and finished with parquet effect flooring. Door leading to:

### KITCHEN 11'9 x 3'9 (6'9 x 3'1) (3.58m x 1.14m (2.06m x 0.94m))



L-shaped galley style kitchen with twin uPVC double glazed windows to the side aspect. Featuring base and wall mounted units in Cream with wood effect trim, laminate working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and hot and cold taps. Finished with tiled effect flooring and door leading to:

### CELLAR

Cellar space which houses the meters:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to:

### **BATHROOM 8'5 x 5'9 (2.57m x 1.75m)**



House bathroom featuring a three piece suite in pink and chrome effect fittings, comprises of: panelled bath with hot and cold taps, hand wash pedestal basin and a low level flush w/c. Finished with a useful storage cupboard which houses the water tank:

### **BEDROOM ONE 10'6 x 10'2 (3.20m x 3.10m)**



Good sized double bedroom with uPVC double glazed window overlooking the front aspect. Finished with built-in wardrobes and storage cupboards to one wall:

### **BEDROOM TWO 7' 6'3 (2.13m 1.91m)**



Second bedroom with uPVC double glazed window overlooking the front aspect:

### **EXTERNALLY**

Externally the property offers a laid to lawn garden to the front aspect with a paved path leading to the front door. Finished with stone wall boundary and mature hedges. There is on street parking available:

### **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: Reinwood Junior School, Royds Hall, A SHARE Academy, Luck Lane, A SHARE Primary Academy, Reinwood Infant & Nursery School, 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](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.

### **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.

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

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## Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

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