

**422 Blackmoorfoot Road, Huddersfield, HD4 5NS****Offers In The Region Of £129,995**

\*SSTC\* \*IDEAL FOR FIRST TIME BUYERS OR PROPERTY INVESTORS\* An opportunity to purchase this very well appointed \*TWO DOUBLE BEDROOMS\* rear stone built terrace property which is situated in the popular residential location of Blackmoorfoot Road in Huddersfield, being close to all local amenities, central bus routes to Huddersfield town centre, well regarded schools, Beaumont Park, Blackmoorfoot Reservoir 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, separate kitchen, spacious lounge and access to cellar rooms. To the first floor: modern house bathroom and two generously sized double bedrooms. Externally there is a flagged driveway providing ample off road parking for up to two vehicles. 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\* \*NO CHAIN\*

## ENTRANCE DOOR

uPVC entrance door leads to:

## HALLWAY



Hallway with staircase rising to the first floor landing with doors leading to:

## KITCHEN 15'8 x 5'9 (4.78m x 1.75m)



Well appointed kitchen with uPVC double glazed window overlooking the front aspect. Featuring a matching range of base and wall mounted units in cream with wood effect laminate working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Inset electric oven with four ring gas hob, stainless steel extractor hood over and wall mounted Baxi combi-boiler. There is also plumbing for an automatic washing machine, integral undercounter fridge and freezer. Finished with inset ceiling spot lighting, wall mounted gas central heated radiator and tiled effect vinyl flooring:

## LOUNGE 15'4 x 13'4 (4.67m x 4.06m)



Spacious lounge with uPVC double glazed window overlooking the front aspect. Featuring a modern fire surround with inset pebbled effect electric fire. Finished with coved ceiling, triple aspect wall mounted lighting, ample power points and wall mounted gas central heated radiator. Door leads to:

## CELLAR ROOMS

Staircase descends to useful cellar rooms with housing for the fuse box and meters:

## FEATURE FIREPLACE



## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor split level landing with access to a loft space via pull down ladder. Finished with wall mounted gas central heated radiator and doors leading to all rooms:

### HOUSE BATHROOM 6'4 x 5'7 (1.93m x 1.70m)



Partly tiled, modern house bathroom with uPVC double glazed opaque window overlooking the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with shower attachment over, hand wash pedestal basin and low level flush w/c. Finished with inset ceiling spotlighting and mosaic tile effect flooring:

### BEDROOM ONE 16'2 x 11'6 (4.93m x 3.51m)



Larger than average double bedroom with uPVC double glazed window overlooking the front aspect. Finished with ornamental feature fireplace and wall mounted gas central heated radiator:

### BEDROOM TWO 15'2 x 7'1 (4.62m x 2.16m)



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

### EXTERNALLY



Externally the property boasts a flagged driveway which provides off road parking for up to two vehicles and a gate provides access to the side passage. Finished with pebbled and slate borders with mature shrubs and stone wall 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: Oak Primary School, Moor End Academy, Beaumont Primary Academy, Woodside Green, A SHARE Primary Academy (formerly

Cowlersley Primary), Luck Lane, A SHARE Primary 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 07780 446202

Email - sales@admresidential.co.uk

#### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2115-7611-6116-6110-3134>

#### **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

Lease Start Date: 03/06/1910

Lease End Date: 01/11/2908

Lease Term: 999 years from 1/11/1909

Lease Term Remaining: 884 years

Ground rent is to be confirmed by the current owner.

#### **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.

#### **E-SURV HOME BUYERS SURVEYS**

Dear Potential Buyer,

We wanted you to know that we offer a free quote for a home buyers survey with E-Surv and can arrange a call back from them as soon as possible to help you with the best options available. They have a 5 star rating on TrustPilot! Let's help you with the swift transition of your purchase.

ADM RESIDENTIAL TEAM

#### **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.

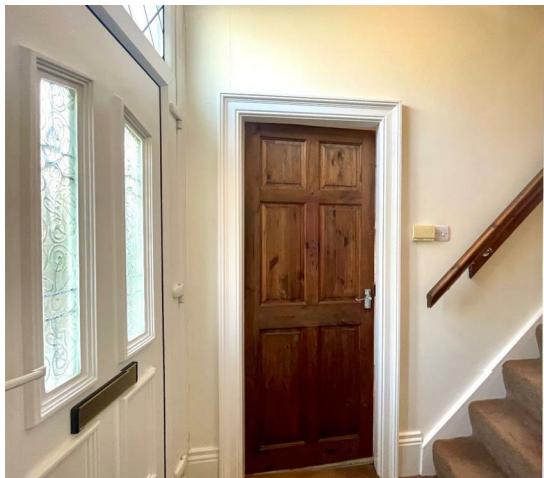
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

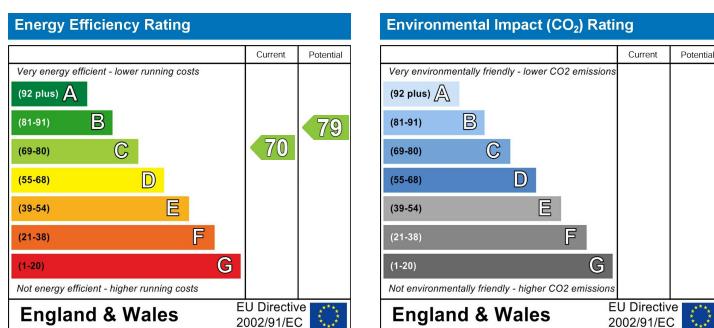
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## Energy Efficiency Graph



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