



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 32 Tintern Avenue, Huddersfield, HD3 4PX

### Offers In The Region Of £135,000

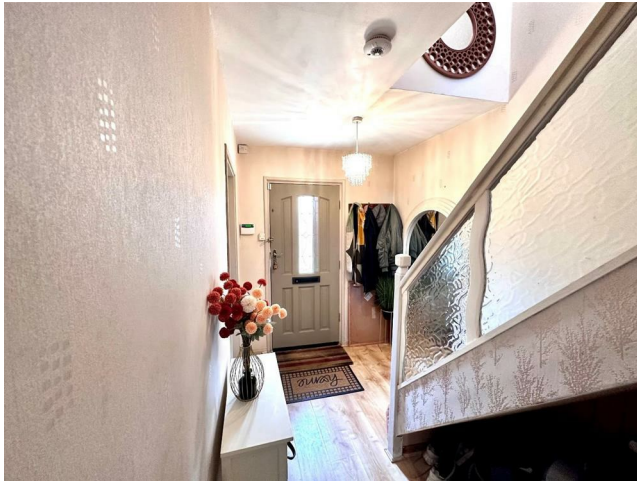
**\*AN IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE\*** An opportunity has arisen to purchase this semi-detached property with gardens to front and rear set in a popular residential location of Longwood/Milnsbridge, Huddersfield. The property is located close to all amenities, local shops, bus routes, local schools and within easy access to the Huddersfield town centre. Boasting gas central heating, double glazing and alarm system, the property briefly comprises of: entrance reception hallway, spacious open plan lounge dining room with French doors leading to the rear garden and the kitchen with door leading to the outbuilding. To the first floor landing, two double bedrooms and a house bathroom. Externally the property offers laid to lawn garden to front with on street parking and access to an enclosed, partly decked rear garden. While enjoying a pleasant position on Tintern Avenue, this is a perfect purchase for any buyer looking for a starter home, looking to down size or looking for an investment. Internal viewing is highly recommended to appreciate the accommodation on offer! Please contact the agent on for further information and to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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## ENTRANCE DOOR



Entrance door with feature double glazed glass panel leads to:

## HALLWAY



Welcoming reception hallway with staircase rising to the first floor landing. Offering useful under stairs storage space, alarm system and finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring. Doors lead to:

## OPEN PLAN LOUNGE DINING ROOM



Spacious, neutrally decorated open plan lounge dining room with double glazed window overlooking the front garden and double glazed French doors leading out onto the rear garden. Finished with twin wall mounted double panelled gas central heated radiators:

## LOUNGE AREA 21'7 x 10'1 (6.58m x 3.07m)



Well appointed lounge area with double glazed window overlooking the front garden allowing an abundance of natural light to fill the room. 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 double panelled gas central heated radiator:



## DINING AREA



Good sized dining area with double glazed French doors leading out onto the rear garden. Offering ample space for a dining table and chairs and finished with wall mounted double panelled gas central heated radiator. Door leads to:

## KITCHEN 10'1 x 7 (3.07m x 2.13m)



Partly panelled and tiled kitchen with double glazed window overlooking the side elevation. Featuring a matching range of base mounted units in sage green with roll edged laminate working surfaces, mosaic tiled splashback, inset stainless steel sink unit with drainer and mixer tap. There is a gas cooker point with stainless steel extractor hood over, plumbing for an automatic washing machine and space for a fridge freezer. Finished with wall mounted double panelled gas central heated radiator, wood effect laminate flooring and door leading to:

## OUTBUILDING

Useful outbuilding providing ample storage and could also be converted into a utility room:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with double glazed window to the side aspect, finished with access to the loft via a pulldown ladder and doors leading to:

## HOUSE BATHROOM 7'1 x 5'5 (2.16m x 1.65m)



Fully tiled house bathroom with twin aspect double glazed windows to the rear and side elevations. Featuring a three piece bathroom suite in champagne with chrome effect fittings, comprising of: panelled bath with mains shower over and glass splash screen, hand wash vanity basin with separate waterfall tap and low level flush w/c. Finished with wall mounted extractor fan, wall mounted chrome heated towel rail

## BEDROOM ONE 15'4 x 9'9 (4.67m x 2.97m)



Fantastic sized double bedroom with twin aspect

double glazed windows overlooking the front elevation. Featuring built in storage cupboards and wardrobes to three sides offering ample storage space. Finished with T.V point and wall mounted double panelled gas central heated radiator:

#### **BEDROOM TWO 11'9 x 9'7 (3.58m x 2.92m)**



Second double bedroom with double glazed window overlooking the rear garden. Featuring twin built-in storage cupboards to one wall and finished with wall mounted double panelled gas central heated radiator:

#### **EXTERNALLY**



Externally the property boasts a landscaped mainly lawned garden to the front aspect with mature shrubs, and flower borders. A paved path leads to the rear garden, finished with fenced and hedged boundaries as well as on street parking. To the rear is a decked patio area with steps leading down to the private lawned garden, an ideal space for enjoying the summer months. Finished with fenced and hedge boundaries:

#### **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, Luck Lane, A SHARE Primary Academy, Crow Lane Primary & Foundation Stage School, Royds Hall, A SHARE 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

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

#### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2048-4360-2804-0821>

#### **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.

### **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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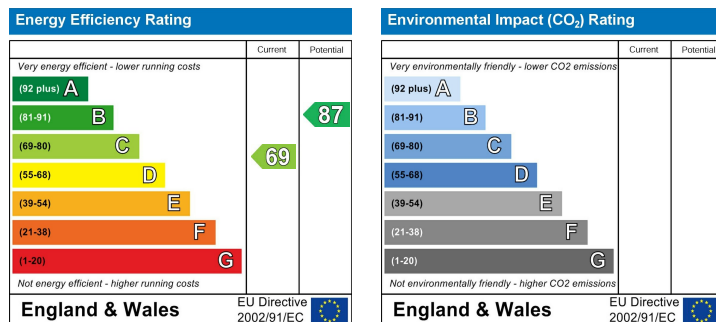
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## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## Energy Efficiency Graph



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