



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



18 Rowley Drive, Huddersfield, HD8 0AH

Offers In The Region Of £289,995

HIGHLY DESIRABLE SEMI-DETACHED DORMER BUNGALOW NOW OFFERED FOR SALE BY ADM RESIDENTIAL* *FINISHED TO A HIGH STANDARD AND A TRUE CREDIT TO THE CURRENT OWNERS

Set back off the main flow of traffic on this elevated position with off road parking to the front and side aspects, boasting stunning views towards Castle Hill. Located in a well regarded residential area of Lepton in Huddersfield close to local shops, amenities, schools and transport links. This three bedroom, semi-detached dormer bungalow offers spacious family sized accommodation boasting gas central heating, security alarm system and double glazing throughout, briefly comprises of:- Entrance door leading to a reception hallway, modern shower room, spacious lounge with multi-fuel stove, beautifully finished breakfast dining kitchen, third bedroom/separate dining room which leads out to the conservatory and a second good sized bedroom. To the second floor is a primary bedroom benefitting from ensuite facilities and a walk-in closet. Externally the property boasts off road parking to the front and side aspects leading to a detached single garage. To the rear is a well maintained, southerly facing, extensive garden with feature wood built corner gazebo and views towards Castle Hill. This property is truly ***NOT TO BE MISSED!*** Call ADM Residential now to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

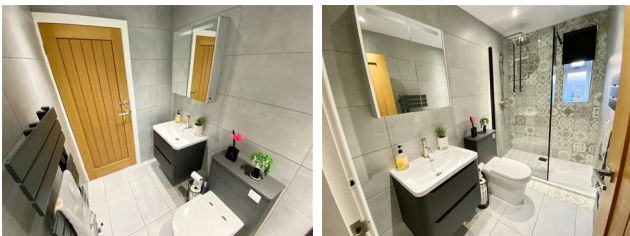
A dual colour composite door with twin frosted double glazed panels leads to:

RECEPTION HALLWAY 10'0 x 4'20 reduces to 2'8 (3.05m'0.00m x 1.22m'6.10m reduces to 0.61m'2.44m)



Welcoming reception hallway with doors leading to all rooms. Finished with alarm panel, wall mounted double panelled gas central heated radiator and Karndean flooring:

SHOWER ROOM 8'4 x 4'7 (2.44m'1.22m x 1.22m'2.13m)



Fully tiled, modern shower room with uPVC double glazed frosted window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: step in double shower cubicle with mains fitted shower and sliding glass doors, hand wash vanity basin with mixer tap and low level flush w/c. Finished with wall mounted extractor fan, wall mounted double panelled gas central heated radiator and tiled flooring:

SPACIOUS LOUNGE 18'1 x 11'9 (5.51m x 3.58m)



Spacious lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring a Adam style fire surround with multi-fuel stove and marble hearth. Finished with coved ceiling, T.V point, telephone point and wall mounted double panelled gas central heated radiator:

MODERN BREAKFAST KITCHEN 17'7x 8'7 (5.36mx 2.62m)



Beautifully finished breakfast kitchen with twin uPVC double glazed windows to the front and side aspects. Featuring a matching range of base and wall mounted units and breakfast bar in Soft Grey with Quartz working surfaces, inset Belfast style sink unit with mixer tap, built-in drainer and matching splashback. Integral electric microwave, oven and grill with separate integrated four ring induction hob and a featured stainless steel ceiling mounted extractor hood over. There is also an integral fridge freezer, dishwasher and plumbing for an automatic washing machine. Finished with coved ceiling, inset ceiling spotlights, wall mounted double panelled gas central heated radiator and Karndean flooring:

**DINING ROOM/BEDROOM THREE 11'9 x 8'1
(3.35m'2.74m x 2.44m'0.30m)**



Well appointed third bedroom, which is used by the current owners as a dining room, with uPVC double glazed door and window leading to the conservatory. Finished with wall mounted double panelled gas central heated radiator:

CONSERVATORY



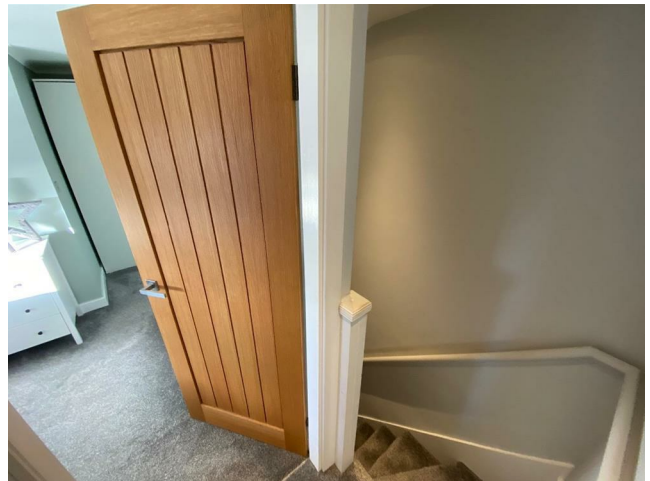
A charming addition to the property is this conservatory which is set to the rear aspect with uPVC double glazed windows offering stunning views towards Castle Hill and patio doors leading out onto the rear garden. Finished with wall mounted double panelled gas central heated radiator:

BEDROOM TWO 15'1 x 8'8 (4.60m x 2.64m)



A fantastic sized double bedroom with uPVC double glazed window overlooking the rear garden. Finished with a useful built-in storage wardrobe and wall mounted double panelled gas central heated radiator:

TO THE FIRST FLOOR



Staircase rises to the first floor with door leading to:

PRIMARY BEDROOM 12'8 x 10'10 (3.86m x 3.30m)



Spacious primary bedroom with uPVC double glazed window overlooking the rear garden and stunning views beyond. Boasting en-suite facilities and a useful walk-closet. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

VIEWS



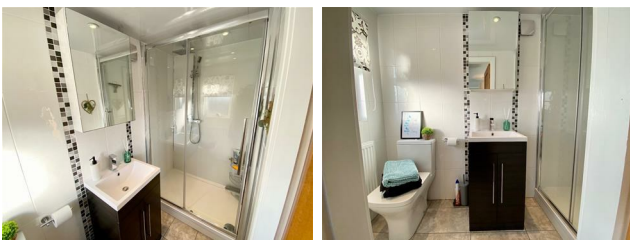
Stunning views towards Castle Hill:

WALK-IN CLOSET



A superb addition to the primary bedroom is this walk-in closet with ample space for storage drawers. Finished with inset ceiling spotlighting:

EN SUITE 5'8 x 3'8 (1.52m'2.44m x 0.91m'2.44m)



Fully tiled, modern en-suite shower room with uPVC frosted double glazed window to the side aspect. Featuring a three piece suite in white with chrome effect fittings comprising of: walk in shower cubicle with beautifully finished mosaic tile effect wall, mains fitted shower and glass splash screen, hand wash vanity basin with mixer tap and low level flush w/c. Finished with wall mounted heated towel rail and tiled flooring:

EXTERNALLY



Externally the property boasts ample off road parking to the front aspect via a tarmac driveway with space for multiple vehicles, leading to a detached single garage. To the rear of the property is a well maintained, southerly facing extensive garden which has been split into two sections. The first section offers a paved patio seating area and a laid to lawn area with flower bed border, there is also a useful storage shed with another pebbled area and flower bed. The second section consists of a further laid to lawn area and a large paved patio area offering a wood built corner gazebo with roof - an ideal space for entertaining guests during the summer months or enjoying a morning beverage. Finished with fenced boundaries: Please note: the gazebo is to be purchased under further negotiations.

GARAGE



A single detached garage with up and over door, power and light with outdoor power point:

FURTHER EXTERNAL PHOTOGRAPHS



A selection of further external photographs:

FURTHER INTERNAL PHOTOGRAPHS



A selection of further internal 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: Kirkburton Middle School, Highburton Church Of England Voluntary Controlled First School, Lepton C.E. Primary Academy, Rowley Lane Junior Infant & Nursery School

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

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.

Tenure

This property is Freehold.

Council Tax Bands

The council Tax Banding is "C"

Please check the monthly amount on the Kirklees Council Tax Website.

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.

COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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. 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.