



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



247-249 Longwood Road, Huddersfield, HD3 4EL

Offers In The Region Of £300,000

HIDDEN GEM ADM RESIDENTIAL are delighted to market this ***BEAUTIFULLY PRESENTED*** ***THREE BEDROOMED*** ***EXTENDED END COTTAGE*** boasting a wealth of character with stunning features and modern fixtures. Originally having been two properties developed into one, this property offers delightful onward views set within this woodland setting, offering off road parking and benefits from being setback from the main flow of traffic. The property is located in the popular residential area of Longwood, closeby to the neighbouring village of Lindley, all local shops, amenities and well regarding schools as well as the M62 motorway links. Boasting gas central heating and double glazing throughout, the property briefly comprises of: uPVC entrance door, L-shaped hallway, well presented lounge with sliding patio doors and a large dining kitchen with further access to an understairs storage cupboard and cellars. To the first floor landing: three good sized bedrooms and modern house bathroom with the primary suite boasting modern en-suite facilities. Externally offering hardstanding parking area to the front aspect with space for up to two vehicles and access to a single detached garage. To the rear is a stone patio area with lawned gardens and idyllic woodland views as well as further outdoor storage. Internal viewing is highly recommended to appreciate the sizeable accommodation on offer. Please call the office on 01484 644555 to arrange your viewing today! ***VIRTUAL VIEWING AVAILABLE SOON***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

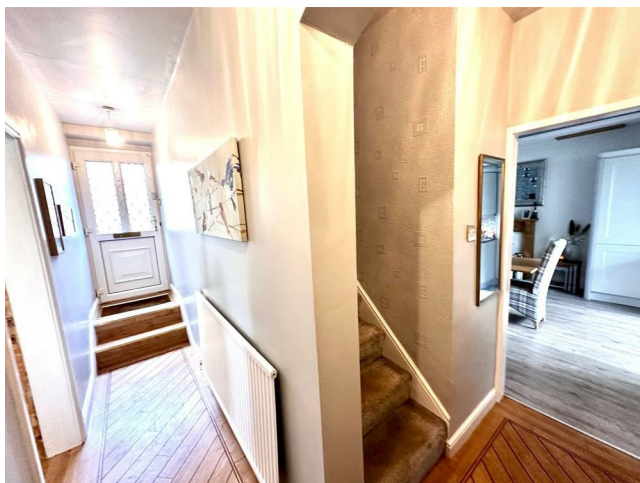
T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE UPVC DOOR

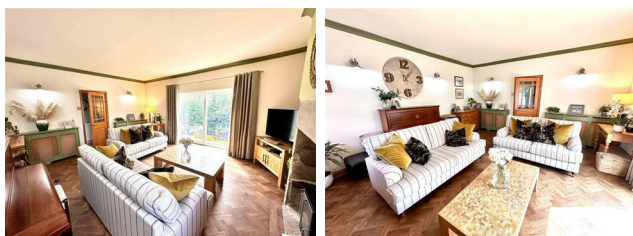
UPVC entrance door with twin glass panels leading to:

RECEPTION L-SHAPED HALLWAY 16'1 x 8'2 (4.90m x 2.49m)



L-shaped reception hallway with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator, Amtico flooring and doors leading to:

LOUNGE 17'4 x 15'7 (5.28m x 4.75m)



Larger than average, beautifully presented lounge with uPVC double glazed window to the side aspect and sliding patio doors leading out to the rear garden. Featuring a charming inglenook fireplace with tiled effect back and stone hearth. Finished with coved ceiling, quadruple aspect wall mounted lighting, T.V point, telephone point, twin wall mounted gas central heated radiators and Amtico Herringbone flooring:

OPEN PLAN DINING KITCHEN

Well appointed, open plan dining kitchen with twin aspect uPVC double glazed windows to the front and rear. Finished with Karndean flooring throughout:

DINING AREA 14'7 x 14'4 (4.45m x 4.37m)



Spacious dining area with twin aspect uPVC double glazed windows to the front aspect. Featuring a solid Oak wood Adam-style fire surround with marble back and hearth. Finished with coved ceiling, inset ceiling spotlighting, wall mounted gas central heated radiator and Karndean flooring. Door leads to:

STORAGE AREA

Understairs storage room which houses the meters and fuse box. Trap door leads to:

CELLAR ROOMS

Three cellar rooms with potential to be converted subject to relevant planning:

KITCHEN AREA 15'4 x 7'4 (4.67m x 2.24m)



Well designed, modern Wren kitchen with uPVC double glazed twin windows and uPVC door providing access to the rear garden. Featuring a matching range of base and wall mounted units in Soft Grey with chrome effect fittings, laminate working surfaces with matching splashbacks and an inset resin sink unit with drainer and mixer tap. There is a cooker point with extractor hood over as well as an integral dishwasher, plumbing for an automatic washing machine, integrated microwave and fridge. Finished with coved ceiling, wall mounted gas central heated radiator and Karndean flooring:

(Rangemaster can be negotiated)

STAIRCASE TO THE FIRST FLOOR LANDING



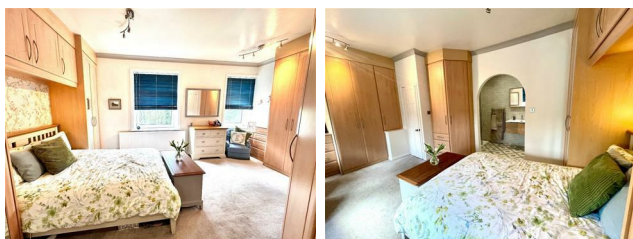
Staircase rises to the first floor landing with uPVC double glazed window to the side aspect and access to the loft via hatch. Finished with coved ceiling, wall mounted gas central heated radiator and doors leading to:

HOUSE BATHROOM 8'3 x 5'6 (2.51m x 1.68m)



Fully tiled, recently fitted modern house bathroom with uPVC opaque double glazed window to the side aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over and glass splash screen, hand wash vanity basin with wall mounted LED mirror and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted extractor fan, wall mounted heated towel rail and tiled flooring:

PRIMARY SUITE 17'9 x 10'8 (5.41m x 3.25m)



A well presented and generously sized primary bedroom with twin aspect uPVC double glazed windows overlooking the rear garden. Featuring a range of built-in wardrobes to three sides, overhead storage cupboards and matching

drawers. Finished with coved ceiling and wall mounted gas central heated radiator. Archway leads to:

EN-SUITE 9'6 x 4'55 (2.90m x 1.22m)



Fully tiled, en-suite shower room with uPVC double glazed opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: walk-in double shower unit with mains fitted shower over and glass splash screen, hand wash vanity basin with waterfall tap and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted heated towel rail and tiled flooring:

BEDROOM TWO 12'3 x 8'4 (3.73m x 2.54m)



Beautifully decorated, second double bedroom with uPVC double glazed window overlooking the rear garden. Finished with coved ceiling, wall mounted gas central heated radiator and wood effect laminate flooring:

BEDROOM THREE 11' x 8'3 (3.35m x 2.51m)



Third good sized bedroom with uPVC double glazed window overlooking the rear garden.

Finished with coved ceiling, built-in wardrobes to one wall and a wall mounted gas central heated radiator:

EXTERNALLY



Externally the property boasts a recently relaid stone patio area that make a great space for bistro dining with steps leading down to the lawned gardens which are split into two parts. Featuring a woodland aspect which takes advantage of the local wildlife, finished with flowerbed and shrub borders, fenced and stone wall boundaries. Additionally, there is another outdoor storage shed, security light and outdoor tap. This garden would be perfect for the keen gardener and is ideal for enjoying the summer months:

GARAGE



Detached single garage with up and over door, power and light. There is an additional work shop/shed attached to the property:

PARKING AREA



Hard standing parking area to the front aspect with space for up to two vehicles:

FURTHER INTERNAL PHOTOS



Further internal photographs:

FURTHER EXTERNAL PHOTOS



Further external 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: Crow Lane Primary & Foundation Stage School, Royds Hall, A SHARE Academy, Luck Lane, A SHARE Primary Academy, Huddersfield Grammar School & Nursery, Reinwood 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

Council Tax Bands

The council Tax Banding is "B"

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

Tenure

This property is Leasehold.

Lease Start Date: 17/06/1877

Lease End Date: 01/01/2876

Lease Term: 999 years from 1 January 1877

Lease Term Remaining: 851 years

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/2112-1012-3281-3169-1521>

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.

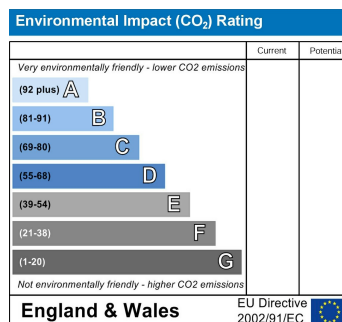
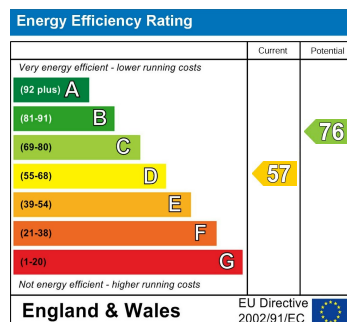
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Energy Efficiency Graph



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