

**52 Leymoor Road, Huddersfield, HD3 4SW****Offers In The Region Of £99,950**

\*SSTC\* This charming stone built, one bedroom end of terrace property with front garden and on street parking makes for a perfect investment. This delightful property has been recently decorated throughout, being ideally positioned for easy access to all village amenities of Golcar, local schools and bus routes with easy access to the M62. Boasting gas central heating, double glazing and security alarm, the accommodation briefly comprises of:- Entrance composite door, opening into the well appointed open plan lounge/breakfast kitchen with uPVC windows to the front and side aspect, staircase leads to the lower floor where there is access to a keeping cellar. To the first floor landing: main bedroom with walk-in wardrobe and a modern house bathroom. Externally there is a low maintenance garden to the front aspect with on street parking. A full internal viewing is highly recommended please call ADM Residential today! \*\*\*THIS PROPERTY IS NOT TO BE MISSED\*\*\*

## ENTRANCE DOOR

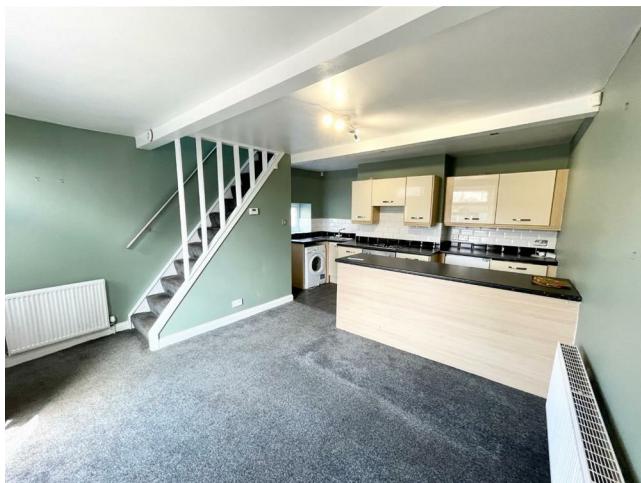
UPVC entrance composite door leading to:

## OPEN PLAN LIVING 21'1" x 17'2" (6.43 x 5.23)



An open plan living/breakfast/kitchen area with uPVC windows to side and front aspect:

## LOUNGE AREA 21'1" x 17'2" (6.43 x 5.23)



This well appointed lounge area offers uPVC double glazed window to the front and side aspects. With ceiling lighting, ample power sockets and wall mounted gas central heated radiator. Staircase leads to:

## KITCHEN AREA 21'1" x 17'2" (6.43 x 5.23)



A modern fitted kitchen with Upvc window to front elevation, featuring a matching range of base and wall mounted units in beech wood effect and high gloss white with chrome effect fittings, complementary laminate rolled edge working surfaces, stainless steel sink with mixer tap, and contrasting tiled splash backs. Integral electric oven with four ring gas hob, extractor unit over, integral fridge freezer and plumbing for an automatic washing machine. Finished with wood effect vinyl flooring and gas central heated radiator:

## ACCESS TO CELLAR

Staircase to a cellar:

## STAIRCASE TO THE FIRST FLOOR

Staircase rises to first floor landing, uPVC window to the side aspect, doors leading to:

## PRIMARY BEDROOM 11'5" x 11'1" (3.48 x 3.38)



A good sized double bedroom with uPVC window to front aspect, featuring fitted wardrobe/storage which also houses the combi-boiler and a wall mounted gas central heated radiator:

## BATHROOM 14'6" x 9'5" (4.42 x 2.87)



Recently fitted, partly tiled, modern house bathroom three piece bathroom suite in white with uPVC window to side elevation, featuring chrome effect fittings. Comprising of panelled P-shape bath with mains shower over and splash screen, hand wash vanity basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled effect flooring:

### EXTERNALLY

Externally the property boasts paved and gravel frontage with stone and fenced boundaries:

### ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment on:

Tel-01484 644555

Mobile Number 07780446202

Email - sales@admresidential.co.uk

### ABOUT THE AREA

With fantastic commuter links to the Motorway and great schools in the immediate vicinity.

Local Schools: Beech Early Years Infant and Junior School, Crow Lane Primary and Foundation Stage School, Huddersfield New College, St John's Church of England Voluntary Aided Junior and Infant School, Golcar Junior, Infant and Nursery School, Salendine Nook High 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.

### TENANT INFORMATION

PLEASE NOTE: This property has a tenant in situ and the Vendor has requested a buy to let investor.

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/5800-2322-0022-3026-3393>

### Council Tax Bands

The council Tax Banding is " A"

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

### 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.

### 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

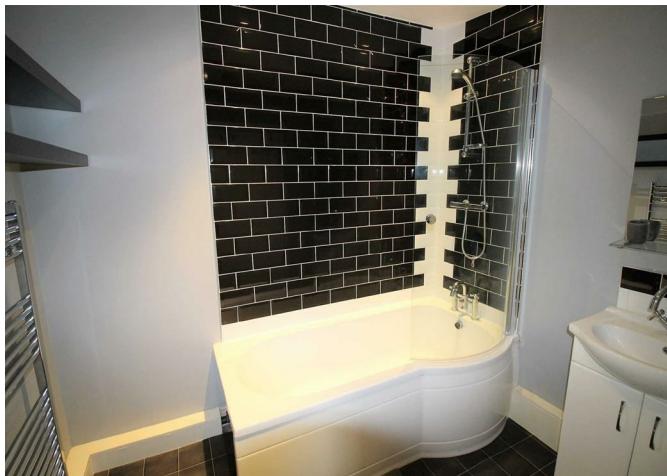
on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

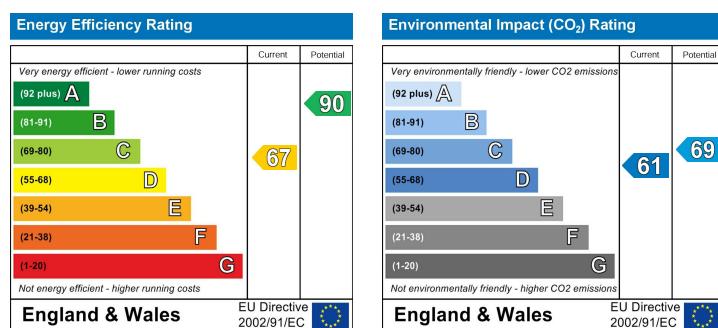
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## Energy Efficiency Graph



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