



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



16 Rufford Road, Huddersfield, HD3 4RN

Asking Price £140,000

HIGHLY SOUGHT AFTER LOCATION WITHIN A SHORT DISTANCE FROM GOLCAR *REALISTICALLY PRICED FOR A QUICK SALE* Offered For Sale is this three double bedroom, mid-terraced property situated close to local schools, amenities, bus routes and motorway networks. The property boasts gas central heating and double glazing throughout with accommodation briefly comprising of:- entrance door, dining kitchen, spacious lounge and inner hallway. To the first floor: three double bedrooms and a house bathroom. Externally the property features on street parking to the front aspect, boasting a large, enclosed garden with outside shed to the rear. Internal viewing is highly recommended to appreciate the potential this property has to offer! Call our office today and speak with a member of our team on ! *NO ONWARD CHAIN*

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

UPVC dual colour stable style entrance door with opaque glass panel leads to:

DINING KITCHEN 17'6 x 7'9 (5.33m x 2.36m)



Good sized dining kitchen with uPVC double glazed window overlooking the front aspect. Featuring a matching range of base and wall mounted units in green with roll edged laminate surfaces, tiled splashbacks and inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven with four ring gas hob and extractor hood over. Additionally there is space for an under counter fridge, freezer, plumbing for an automatic washing machine and dishwasher as well as space for a dining table and chairs. Finished with wall mounted combi-boiler, wall mounted double panelled gas central heated radiator and wood effect vinyl flooring. Door leading to:

CELLAR

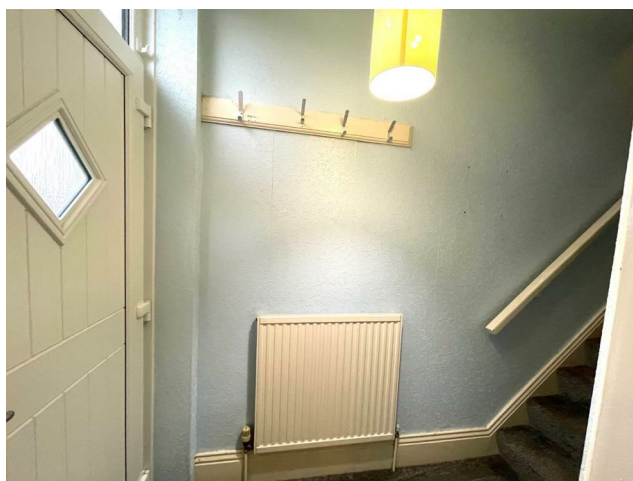
A useful cellar space which houses the meters and fusebox:

LOUNGE 14'5 x 13'9 (4.39m x 4.19m)



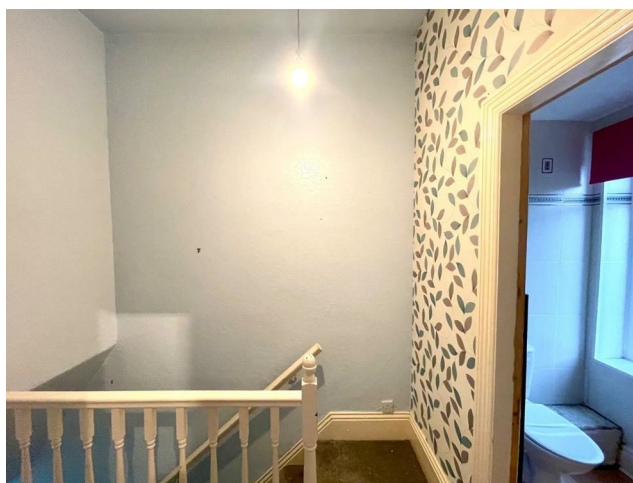
Spacious lounge with uPVC double glazed window overlooking the rear garden allowing an abundance of natural light to fill the room. Featuring a wooden fire surround with inset coal effect gas fire, marble effect back and hearth. Finished with ceiling rose, picture rail, wall mounted twin lighting to both alcoves and wall mounted double panelled gas central heated radiator. Door leads to:

HALLWAY



Inner hallway with uPVC door leading to the rear garden and staircase rising to the first floor landing. Finished with wall mounted double panelled gas central heated radiator:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft via a hatch and doors leading to all rooms:

HOUSE BATHROOM



Fully tiled house bathroom with uPVC double glazed opaque window to the front aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: panelled bath with mains fitted shower and bi-folding glass shower screen, hand wash pedestal basin and low level flush w/c. Finished with a wall mounted heated towel rail and wood effect laminate flooring:

BEDROOM ONE 13'9 x 10'1 (4.19m x 3.07m)



Primary bedroom with uPVC double glazed window overlooking the rear garden. Finished with ornamental fireplace and wall mounted double panelled gas central heated radiator:

BEDROOM TWO 9'2 x 7'7 (2.79m x 2.31m)



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

BEDROOM THREE 10'2 x 6'11 (3.10m x 2.11m)



Third double bedroom with uPVC double glazed window overlooking the rear garden. Finished with bulk-head storage and wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally, the property offers on street parking to the front aspect. To the rear is a large, enclosed garden with a patio area, astro-turf area and a further decked area - ideal space for enjoying the summer months and entertaining outdoors. Additionally, a concrete path leads to a rear access gate. Finished with fenced boundaries and useful outdoor storage shed:

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, Crow Lane Primary & Foundation Stage School, Huddersfield Grammar School & Nursery, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary)

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

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: 10/07/1912

Lease End Date: 25/12/2908

Lease Term: 999 years from 25 December 1909

Lease Term Remaining: 883 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/8890-7627-6170-2989-7292>

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.

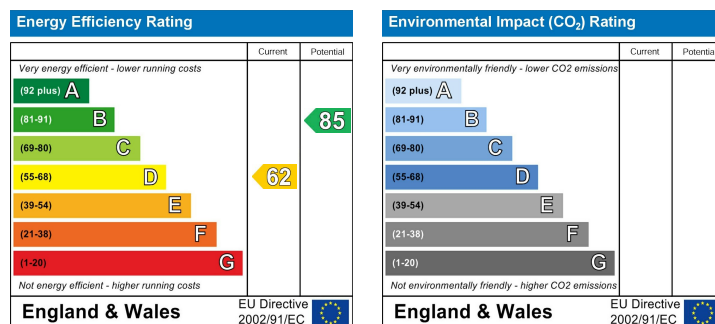
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Floor Plan



Energy Efficiency Graph



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