



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 19 Clara Street, Huddersfield, HD4 5TQ

**Offers Around £225,000**

**\*UNDER-OFF WITHIN 24HOURS\* \*EXTENDED SEMI-DETACHED PROPERTY\* \*FINISHED TO A HIGH STANDARD WITH MODERN AMENITIES THROUGHOUT\*** A true credit to its current owner being situated on a sizeable plot in the popular residential location of Cowlersley in Huddersfield. Being in close proximity to local amenities and schools with good access to the M62 motorway networks. Finished to a high standard, the property boasts gas central heating and double glazing throughout, briefly comprising of: UPVC entrance door leads into a vestibule, reception hallway with under stairs storage, separate w/c, modern breakfast kitchen, spacious lounge and charming conservatory. To the first floor landing: three good sized bedrooms and a contemporary four piece house bathroom. To the second floor landing: fourth double bedroom and a modern en-suite shower room. Externally the property boasts paved patio gardens to the front and side with a laid to lawn garden at the rear as well as a bespoke built tarmac driveway offering off road parking for one vehicle. Please note, there is the possibility for a further extension to the side subject to the relevant permissions. Internal viewings are highly recommended to appreciate the generously sized accommodation on offer! Call ADM Residential on 01484 644555 to arrange your viewing! **\*PROPERTY TOUR AVAILABLE SOON\* \*FREEHOLD\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



## ENTRANCE DOOR

UPVC entrance door with featured opaque glass panel leads to:

## VESTIBULE



Vestibule with uPVC double glazed windows overlooking the front garden. Door leads to:

## RECEPTION HALLWAY



Reception hallway with staircase leading to the first floor landing, offering a useful understairs storage cupboard. Finished with decorative coved ceiling, wall mounted double panelled gas central heated radiator and wood effect flooring. Door leads to:

## W/C



Useful separate w/c with opaque double glazed window to the front elevation and extractor fan unit. Featuring a two piece suite in white with chrome effect fittings, comprises of: hand wash vanity basin and low level flush w/c. Finished with wood effect flooring:

## BREAKFAST KITCHEN



Beautifully finished and recently fitted modern breakfast kitchen with uPVC double glazed window overlooking the front and side aspects. Featuring a matching range of base and wall mounted units and breakfast bar in high gloss grey with soft close doors, butcher block style working surfaces, panelled splash backs and an inset resin 1 and a half bowl sink unit with drainer and mixer tap. Integrated electric oven with separate induction hob and stainless steel extractor fan over. Additionally, there is an integral washing machine, dryer, slimline dish washer and ample space for a separate fridge and freezer. Finished with inset ceiling spotlighting and wood effect flooring:

## LOUNGE



Well appointed and spacious lounge with uPVC double glazed window overlooking the rear. Featuring a modern fire surround with inset coal effect gas fire with marble effect back and hearth. Finished with coved ceiling, T.V point, telephone point and wall mounted double panelled gas central heated radiator. Door leads to:

## CONSERVATORY



A fantastic addition to this property is the conservatory situated to the rear with uPVC double glazed windows and patio doors overlooking the rear garden and allowing an abundance of natural light to fill the room. Finished with hard standing flooring and stone steps descending to the rear garden:

## TO THE FIRST FLOOR LANDING



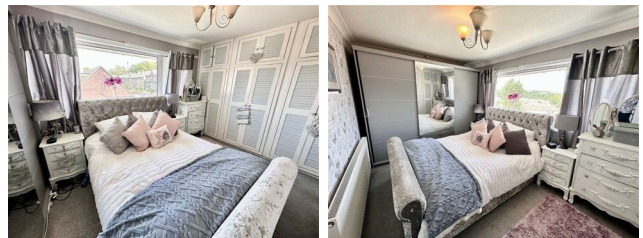
Spindle staircase rises to the first floor landing with doors leading to:

## HOUSE BATHROOM



Fully tiled, modern house bathroom with uPVC opaque double glazed window to the rear elevation and useful storage cupboard. Featuring a four piece suite in white with chrome effect fittings, comprises of: panelled bath with hot and cold taps, walk-in double shower unit with mains fitted shower over and sliding glass door, hand wash vanity unit and low level flush w/c. Finished with inset ceiling spotlighting, wall mounted chrome heated towel rail and tiled flooring:

## BEDROOM ONE



Good sized, primary double bedroom with uPVC double glazed window overlooking the rear garden. Offering fitted wardrobes and storage cupboards to one wall. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

## BEDROOM TWO



Well appointed, second double bedroom with uPVC double glazed window overlooking the front aspect. Featuring fitted wardrobes to one wall with sliding doors. Finished with coved ceiling, wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

## BEDROOM THREE



Third bedroom with uPVC double glazed window overlooking the front aspect. Finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

## TO THE SECOND FLOOR LANDING

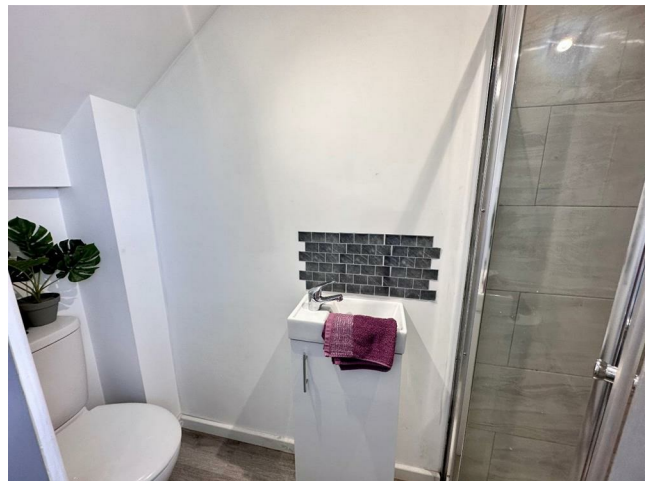
Staircase leads to the second floor landing offering an attic conversion which has been finished to a high standard by the current owner. Finished with a uPVC double glazed velux window to the rear elevation and doors leading to:

## BEDROOM FOUR



Fourth double bedroom with uPVC double glazed velux window to the rear aspect. Featuring useful under eaves storage and finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

## EN-SUITE SHOWER ROOM



Partly tiled, modern en-suite shower room featuring a three piece suite in white with chrome effect fittings, comprising of: walk-in shower cubicle with mains fitted shower over and bi-folding glass door, hand wash vanity basin with tiled splash back and a low level flush w/c. Finished with inset ceiling spotlighting and wood effect vinyl flooring:

## EXTERNALLY

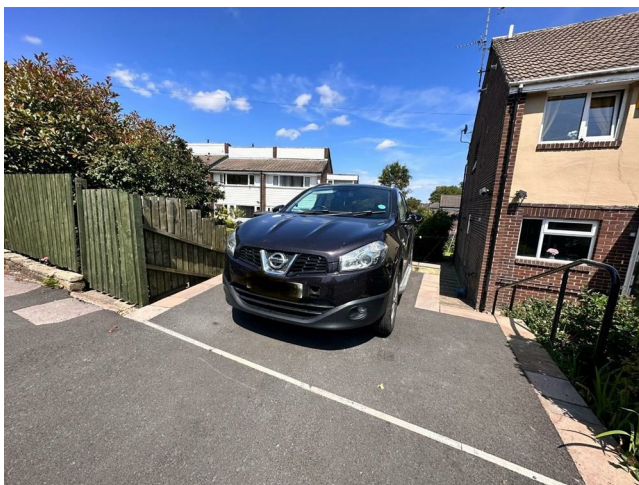


Externally, the property boasts a paved patio garden to the front aspect with mature shrubs and hedges. A paved path leads you to the side aspect

which offers two paved patio areas, making it the perfect space for entertaining and bistro dining during the summer months, there is also an outdoor tap and power socket. A further paved path takes you to the rear aspect where there is an enclosed, laid to lawn garden, a useful storage shed and stone steps lead to the conservatory. Finished with mature shrubs and fenced boundaries:

\*There is the possibility for a further extension to the side subject to the relevant permissions\*

### DRIVEWAY



A new addition to the property is this bespoke built tarmac driveway offering off road parking for one vehicle. Steps lead down to the front aspect:

### FURTHER INTERNAL PHOTOGRAPHS



A selection of further internal photographs:

### FURTHER EXTERNAL PHOTOGRAPHS



A selection of 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: Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Luck Lane, A SHARE Primary Academy, Crow Lane Primary & Foundation Stage School, Oak Primary 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- or our office or our mobile

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

### EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8638-7324-5250-0751-4902>

### Council Tax Bands

The council Tax Banding is "B"

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.

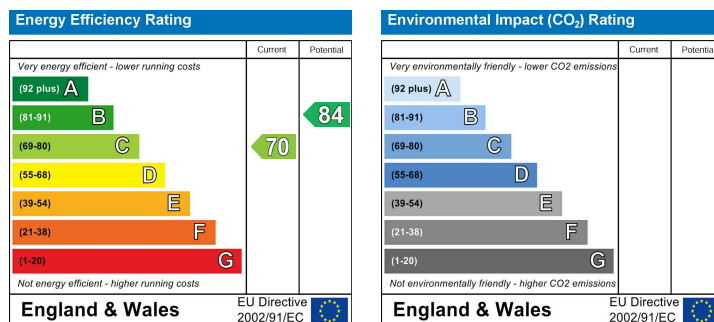
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **COPYRIGHT ADM PARTICULARS**

Please Note: Unauthorized reproduction prohibited.

## Floor Plan

### Energy Efficiency Graph



#### 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.