



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 115 Scar Lane, Huddersfield, HD3 4PS

**Price £130,000**

**\*OFFERED FOR SALE WITH NO UPPER CHAIN\* \*IDEAL FIRST TIME BUYER OR INVESTOR PURCHASE\***

Ideally situated for all the local amenities in this highly sought after village of Milnsbridge and excellent access to the surrounding areas, well regarded schools and benefits from good commuter links to Huddersfield Town centre and M62 motorway network. The property offers off road parking, double glazing and gas central heating throughout, briefly comprising of: Entrance door, hall, spacious lounge with French doors leading to a modern kitchen and a useful cellar. To the first floor landing: three bedrooms and house shower room with modern suite in white. Externally the property boasts an elevated outlook to the rear aspect with pleasant views over the Colne Valley, mainly flagged garden with astro-turf area and off street parking space to the rear. Viewings are with the agent so please telephone 01484 644555 to arrange your viewing today! **\*VIRTUAL VIEWING AVAILABLE SOON\* \*NO CHAIN\* "NOT TO BE MISSED"**

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

Entrance door with double glazed feature glass panel:

### HALLWAY



Entrance hall with staircase rising to the first floor landing featuring a decorative arch and finished with a wall mounted double panelled gas central heated radiator. Door leading to:

### LOUNGE



Neutrally decorated, spacious lounge with uPVC double glazed window overlooking the front aspect. Featuring a modern fire surround with inset electric fire and marble effect hearth. Finished with coved ceiling, T.V point, telephone point and wall mounted double panelled gas central heated radiator. A set of French doors lead to:

### KITCHEN

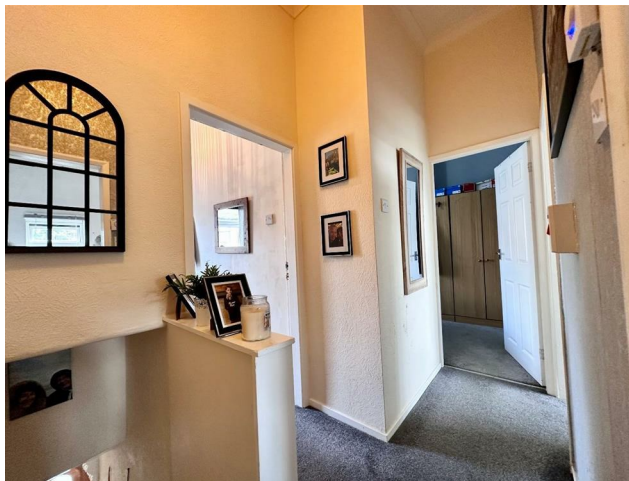


Modern kitchen with uPVC double glazed window and door leading out to the rear garden. Featuring a matching range of base and wall mounted units in grey affect with chrome effect fittings, laminate working surfaces, contrasting tiled splashbacks and an inset stainless steel sink unit with drainer and mixer tap. Inset electric oven with four ring gas hob, wall mounted combi-boiler, plumbing for an automatic washing machine and space for an under counter fridge freezer. Finished with wall mounted double panelled gas central heated radiator and wood effect vinyl flooring. Door leading to:

### CELLAR

Useful cellar space which houses the fusebox and meters:

### TO THE FIRST FLOOR LANDING



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

## SHOWER ROOM



Modern shower room with uPVC double glazed window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: shower cubicle with a mains fitted shower, hand wash vanity basin with splashback and low level flush w/c. Finished with wall mounted heated towel rail and tiled effect vinyl flooring:

## BEDROOM ONE



Primary bedroom with uPVC double glazed window overlooking the front aspect. Finished with panelled ceiling and wall mounted double panelled gas central heated radiator:

## BEDROOM TWO



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

## BEDROOM THREE



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

## EXTERNALLY



Externally, the property offers an enclosed, mainly flagged garden with astro-turf area and a useful storage shed. Additionally, a wooden gate leads you to an off road parking space at the rear elevation and far reaching views across the Colne Valley. Finished with stone and fenced wall boundaries:

## 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 and Foundation Stage School (0.14 miles) Golcar Junior Infant and Nursery School (1.07 miles), Cowlersley Primary School (0.68 miles) Royds Hall High School (0.49 miles) Colne Valley High School (1.39 miles)

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](mailto: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 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.

## 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.

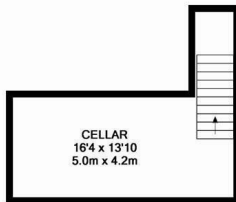
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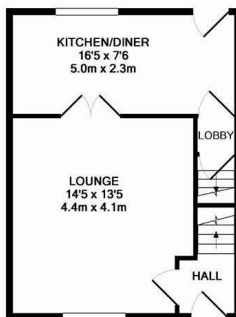
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## Floor Plan

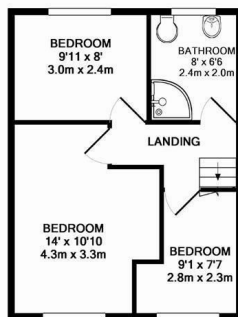


BASEMENT LEVEL

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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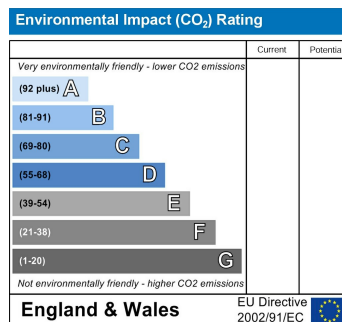
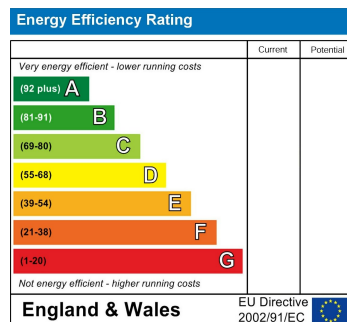


GROUND FLOOR



1ST FLOOR

## Energy Efficiency Graph



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