



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 22 Lipscomb Street, Huddersfield, HD3 4PF

**Price Guide £115,000**

ADM Residential are pleased to market this \*DECEPTIVELY SPACIOUS, STONE BUILT, THROUGH MID TERRACE PROPERTY\* Ideally located in the village of Milnsbridge in Huddersfield, being close to all local amenities, well regarded schools with easy access to the Huddersfield Town Centre and motorway network. This \*TWO DOUBLE BEDROOM\* property boasts gas central heating system and uPVC double glazing throughout, briefly comprising of: entrance door leads to a generously sized lounge, second large reception room with access through to the kitchen and a cellar. To the first floor landing: two good sized double bedrooms and a partly house bathroom. Externally the property offers an enclosed, flagged patio garden to the rear and on street parking to front via a permit. Viewings are highly recommended to appreciate the potential of this accommodation on offer! Call ADM Residential today on 01484 644555 to arrange your viewing! \*NO CHAIN\*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, 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 wooden door leads to:

## LOUNGE 14'5 x 11'99 (4.39m x 3.35m)



A well appointed, recently decorated lounge with uPVC double glazed window overlooking the front aspect, featuring a Louis style fire surround with inset electric fire, marble effect back and hearth. Finished with original cornice, T.V point, telephone point and wall mounted double panelled gas central heated radiator. Door leads to:

## DINING ROOM 14'49 x 10'1 (4.27m x 3.07m)



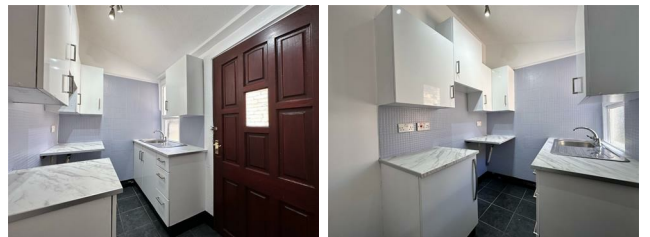
Set to the rear elevation is this spacious dining room/second reception room with uPVC double glazed window overlooking the rear aspect. Featuring a Louis style fire surround with inset gas fire, marble effect back and hearth. Finished with useful built-in storage cupboards and wall mounted double panelled gas central heated radiator. Door leads to:

## CELLAR



Staircase descends to the lower floor giving access to a cellar as well as the meters and fuse box, finished with original Yorkshire stone flags:

## KITCHEN 8'2 x 5'6 (2.49m x 1.68m)



The kitchen is set to the rear of the property with double glazed window to the side aspect and wood door leading out to the rear garden. Featuring a matching range of base and wall mounted units in gloss white with chrome effect fittings, marble effect working surfaces and inset stainless steel sink unit with drainer and mixer tap. Additionally, there is a cooker point, plumbing for an automatic washing machine and space for a fridge freezer. Finished with tiled effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



Staircase rises to the split level landing with doors leading to:

## BATHROOM 7'2 x 5'38 (2.18m x 1.52m)



Partly tiled, L-shaped house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: panelled bath with shower attachment, hand wash pedestal basin and low level flush w/c. Finished with useful built-in storage cupboard and tiled flooring:

## BEDROOM ONE 14'5 x 12'2 (4.39m x 3.71m)



Generously sized, primary bedroom having been newly decorated with twin aspect uPVC double glazed windows overlooking the front aspect. Featuring a useful walk-in wardrobe offering ample storage, finished with wall mounted double panelled gas central heated radiator:

## BEDROOM TWO 10'2 x 8'88 (3.10m x 2.44m)



Second double bedroom with uPVC double glazed window overlooking the rear aspect. Having been newly decorated and finished with wall mounted double panelled gas central heated radiator:

## EXTERNALLY



Externally, the property boasts on street parking to the front via a permit. To the rear of the property is an enclosed, low maintenance flagged patio area with gated access to the rear lane:

## 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, Huddersfield Grammar School & Nursery, Paddock

Junior, 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 "A"

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

### **Tenure**

This property is Leasehold

Lease Start Date: 25/12/1874

Lease End Date: 25/12/2873

Lease Term: 999 years

Lease Term Remaining: 848 years

### **Stamp Duty**

As of April 1, 2025, Stamp Duty Land Tax (SDLT) in England and Northern Ireland has reverted to lower thresholds. For 2026, standard rates apply, with 0% on properties up to £125,000 and 2% up to £250,000. First-time buyer relief is restricted to homes under £500k, with 0% up to £300,000 and 5% up to £500,000.

Key Stamp Duty Rates (England/NI) – 2026

- 0%: Up to £125,000 (First-time buyers up to £300,000).
- 2%: Portion between £125,001 and £250,000.
- 5%: Portion between £250,001 and £925,000.
- 10%: Portion between £925,001 and £1.5 million.
- 12%: Portion above £1.5 million.

First-Time Buyer Relief (2026)

- 0% on properties costing up to £300,000.
- 5% on properties costing between £300,001 and £500,000.
- No relief is available for properties over £500,000.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0900-6590-0822-1229-3873>

### **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.

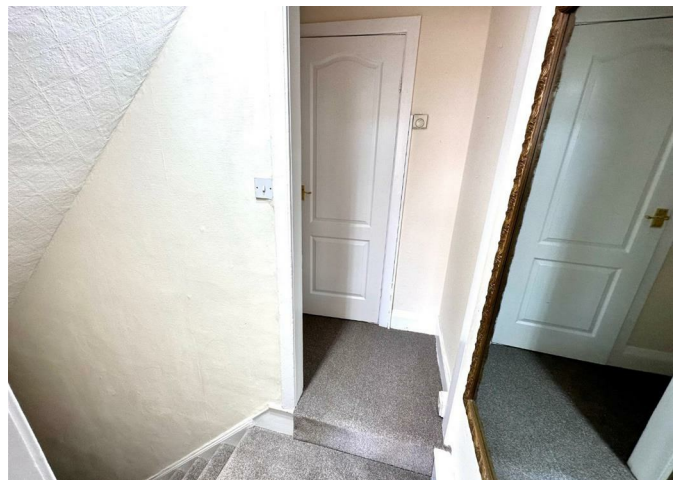
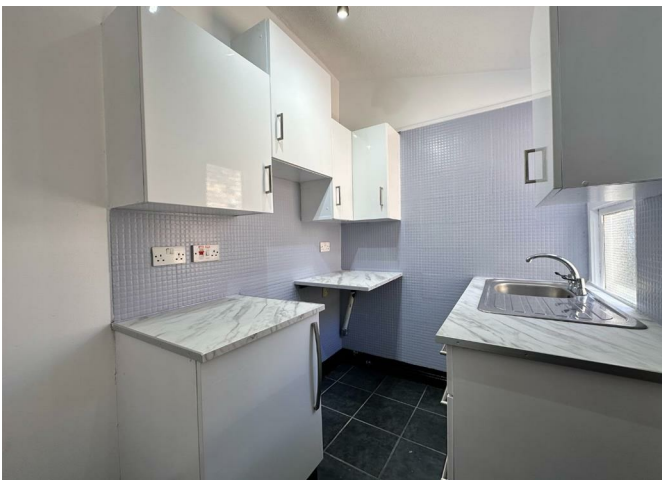
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

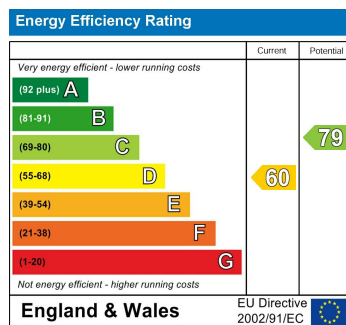
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph



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