

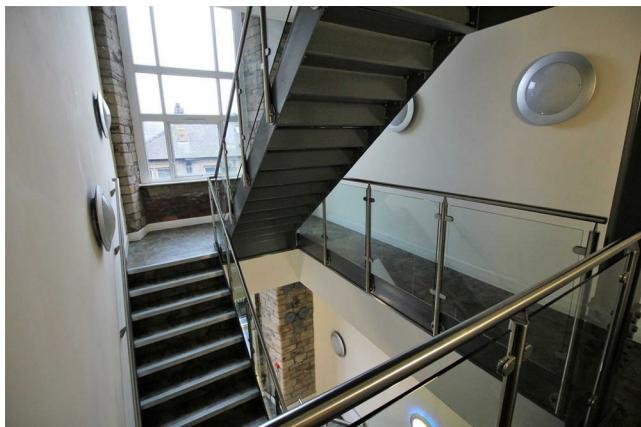
Apartment 11 Saville Court, Huddersfield, HD3 4JT

Offers In The Region Of £75,000

ADM Residential are pleased to market this delightful apartment which is situated in a beautiful converted mill. Ideally set on the 1st floor, offering an abundance of charming features including stunning exposed stone walls and a vaulted high ceiling. Located close to all village amenities and easy access to the M62 Motorway Networks, popular transport links and just a few miles to Huddersfield town centre. Boasting generously proportioned rooms with high ceilings and large windows proving a good deal of natural light. There are communal entrances, staircase/lift, the apartment in briefly comprises of:- The property boasts double glazing, electric heating, and security intercom, accommodation briefly comprises of: entrance hallway, storage room with plumbing for washing machine, 22ft open plan living space with modern fitted kitchen area & lounge with exposed stone featured wall, a modern bathroom, master bedroom and spacious 11ft occasional room/study. The property comes with an allocated parking space.

Viewings by appointment only - Call ADM today on 01484 644555 to book today

COMMUNAL ENTRANCE

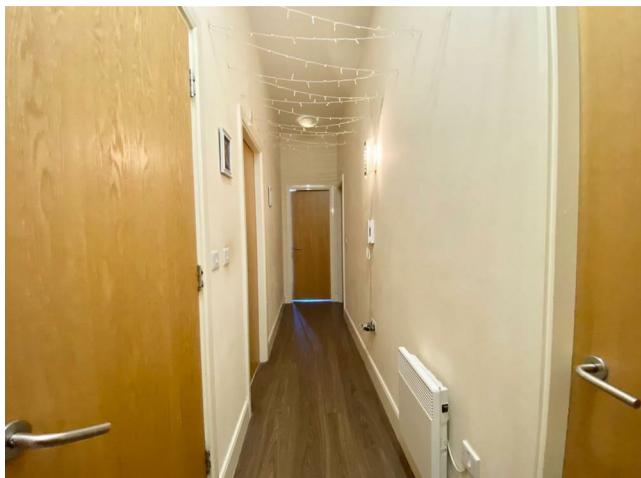


Leading into this stylish communal entrance lobby with stairs and lift access to the upper levels:

ENTRANCE DOOR

Entrance door leading to:

HALLWAY



A large reception hallway, with electric wall mounted heater, doors leading to all rooms, finished with wood effect flooring:

STORAGE AREA 5'3" x 5'8" (1.60 x 1.73)



Storage room with plumbing for an automatic washing machine, wall mounted shelving, hot water tank finished with wood effect flooring:

BATHROOM



A partly tiled, modern fitted bathroom suite in white with chrome effect fittings, comprising of:- panelled bath with shower attachment over and a shower screen, hand wash pedestal and a low level flush w/c. Finished with extractor fan, shaver point, a wall mounted electric heated towel rail and vinyl flooring:

STUDY/OCCASIONAL ROOM 11'4" plus recess x 7'3" (3.45 plus recess x 2.21)



Spacious study/room currently used as an occasional bedroom, finished with wall mounted electric radiator and wood effect laminate flooring:

BEDROOM ONE 20'6" x 9'4" (6.25 x 2.84)



A 20ft double bedroom with uPVC double glazed window to the front aspect, boasting charming exposed stone work with high ceiling, wall lighting and wall mounted electric heaters. Finished with laminated wood effect flooring:

OPEN PLAN KITCHEN AREA 22'6" x 11'5" (6.86 x 3.48)



Fitted with a matching range of base and wall mounted units in Walnut effect with under unit lighting. Complementary laminated roll edged working surfaces, contrasting tiled splash backs,

incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integral electric oven and electric four ring hob with cooker with extractor hood and space for an under counter fridge, freezer and dishwasher, Finished with laminated wood flooring:

OPEN PLAN LIVING AREA 22'6" x 11'5" (6.86 x 3.48)



A stunning open plan living/kitchen offers exposed stone and vaulted high ceiling:

LOUNGE AREA



The lounge area boasts exposed stone work, double glazed uPVC window to the front elevation with fitted wooden bi-fold window shutters. T.V point, Telephone point, wall lighting and two electric radiators, finished with laminated wood flooring:

EXTERNALLY

There is an allocated parking space:

ABOUT THE AREA - Milnsbridge

Local schools in the Milnsbridge area are as follows:

Beech Early Years Infant and Junior School, St

John's Church of England Voluntary Aided Junior and Infant School, Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School

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.

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/8790-6227-7880-7332-9206>

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.

BOUNDARIES AND OWNERSHIPS

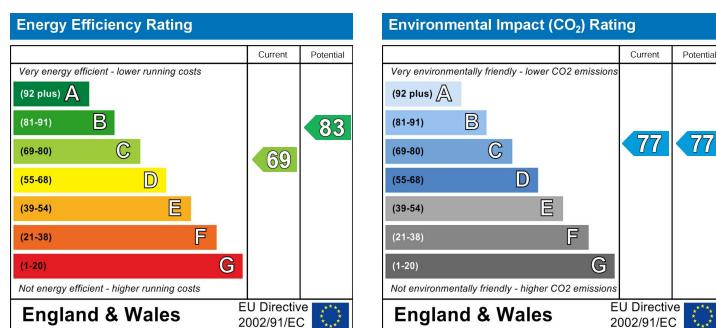
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Energy Efficiency Graph



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