



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



12 Orchard Street West, Huddersfield, HD3 4TE

Asking Price £140,000

A DELIGHTFUL PROPERTY TO COME TO MARKET AND NOT TO BE MISSED! This two double bedroom, stone built end terrace property in the sought after residential area of Longwood, Huddersfield set back from the main flow of traffic and situated close to local villages such as Milnsbridge and Golcar, near to all local amenities, bus routes and well regarded schools with easy access to the motorway network and surrounding areas. The property benefits from uPVC double glazing and gas central heating throughout with the accommodation briefly comprising of: uPVC entrance door, hallway, spacious lounge, well appointed kitchen with access to a useful cellar. To the first floor landing: two double bedrooms and a modern house bathroom with separate w/c. Externally there are low maintenance garden to the front with on street parking and a tiered garden with astro-turf and hard standing patio areas to the rear aspect. This property would make a great first time buyer purchase or would make a superb addition to a property portfolio. Please telephone the agent on to arrange a viewing today! ***VIRTUAL VIEWING AVAILABLE SOON***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE DOOR



UPVC dual colour entrance door leads to:

HALLWAY

Hallway with staircase rising to the first floor landing. Finished with security alarm panel, wall mounted gas central heated radiator and wood effect vinyl flooring. Door leads to:

LOUNGE 14'6 x 13'5 (4.42m x 4.09m)



Spacious, neutrally decorated lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Finished with coved ceiling, T.V point, telephone point, wall mounted gas central heated radiator and wood effect laminate flooring. Door leads to:

KITCHEN 14'4 x 10'5 (4.37m x 3.18m)

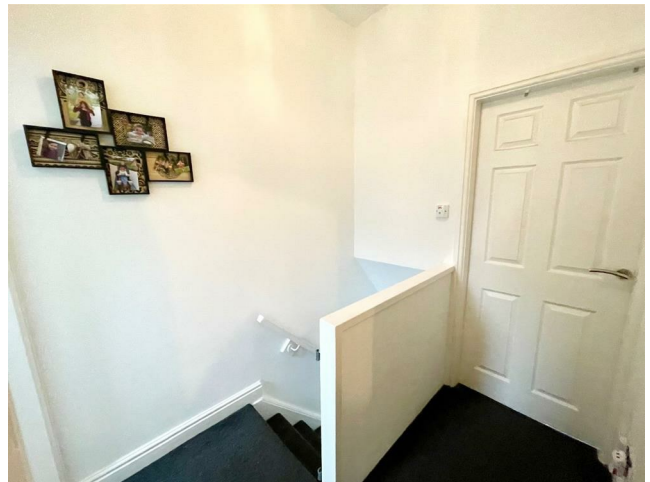


Modern kitchen with uPVC double glazed window and door leading to the rear garden. Featuring a matching range of base and wall mounted units including a wine rack in Cashmere with roll edged laminate working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. There is a cooker point and pull out extractor hood over, plumbing for an automatic washing machine and space for a fridge freezer. Finished with tiled effect flooring and door leading to:

CELLAR

Staircase descends to a useful cellar space:

TO THE FIRST FLOOR LANDING



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

HOUSE BATHROOM 9'2 x 7'2 (2.79m x 2.18m)



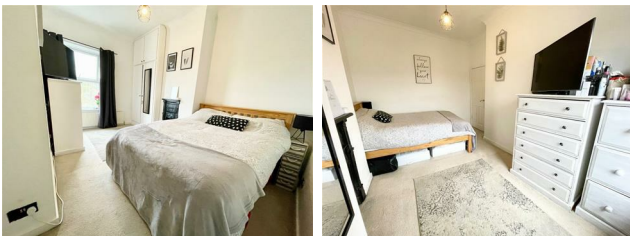
Fully tiled, modern house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white and chrome effect fittings, comprises of: panelled Jacuzzi bath with mixer tap, corner shower cubicle with mains fitted shower and sliding glass doors, and a hand wash pedestal basin. Finished with bulk head storage and wood effect vinyl flooring:

SEPARATE W/C 4'8 x 2'7 (1.42m x 0.79m)



Benefitting from a separate w/c with uPVC double glazed opaque window to the rear aspect and finished with wood effect flooring:

BEDROOM ONE 15'5 x 10'8 (4.70m x 3.25m)



Generously sized, primary double bedroom with uPVC double glazed window overlooking the front aspect. Featuring fitted wardrobes to one alcove

and an ornamental feature fireplace. Finished with coved ceiling and wall mounted gas central heated radiator:

BEDROOM TWO 10'6 x 7' (3.20m x 2.13m)



Second good sized double bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted gas central heated radiator and wood effect laminate flooring:

EXTERNALLY



Externally the property offers a low maintenance garden to the front aspect with mature shrubs, stone wall boundaries and on street parking. To the rear is a hardstanding patio area, ideal for bistro dining during the summer months and stone steps lead to a raised astro turf area. Finished with fenced, stone wall and brick wall boundaries:

ADDITIONAL PHOTOGRAPHS



Additional 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: Crow Lane Primary & Foundation Stage School, Royds Hall, A SHARE Academy, Luck

Lane, A SHARE Primary Academy, Salendine Nook High School Academy, Huddersfield Grammar School & Nursery

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: 07/05/1911

Lease End Date: 01/01/2909

Lease Term: 999 years from 1 January 1910

Lease Term Remaining: 884 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

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.

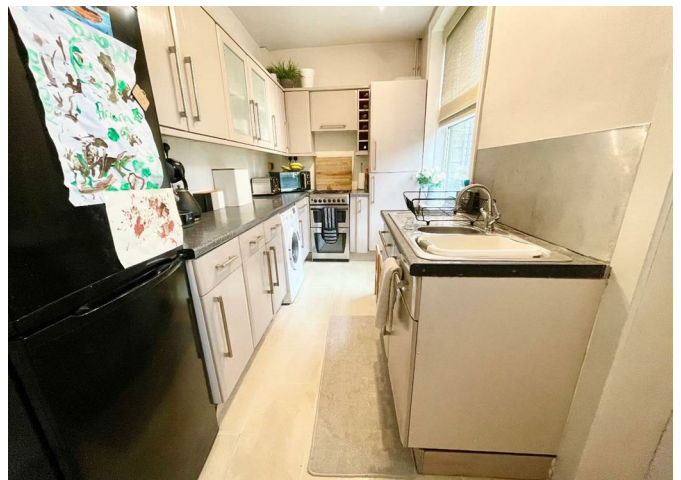
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

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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