



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

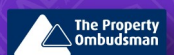


## 15 Woodside Cottages, Huddersfield, HD3 4PP

**£105,000**

**\*IMMACULATELY PRESENTED THROUGHOUT\* \*END OF TERRACE OVER-DWELLING\*** Offered **\*For Sale\*** is this beautifully maintained, end of terrace property set in this very popular residential location of Milnsbridge with fantastic views of the Colne Valley to the rear aspect. This property offers modern accommodation throughout, boasting gas central heating, double glazing and security alarm system briefly comprising of: Entrance door leads to the kitchen, spacious lounge with views to the rear aspect and access to the lower floor cellar room. To the first floor landing, two bedrooms and contemporary house bathroom. Externally there is a stone flagged frontage providing a pleasant seating area with a communal lawned area and shared access to the lane beyond. Internal viewings are highly recommended to appreciate what this property has to offer! Contact ADM Residential on 01484 644555 to arrange your viewing today! **\*VIRTUAL VIEWING AVAILABLE SOON\***

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



UPVC entrance door with featured stained glass panel leads to:

## MODERN KITCHEN 13'1" x 7'4" (3.99 x 2.24)



A modern kitchen with staircase rising to the first floor landing and uPVC double glazed window overlooking the front aspect. Featuring a matching range of base and wall mounted units in High Gloss white with complimentary butcher block effect working surfaces, contrasting tiled splash backs and an inset stainless steel 1 and a 1/2 sink unit with drainer and mixer tap. Inset electric oven and electric hob with stainless steel effect extractor hood over. There is space for a fridge freezer and plumbing for an automatic washing machine. Finished with telephone point, security alarm panel, wall mounted gas central heated radiator and tiled effect vinyl flooring:

## SPACIOUS LOUNGE 13'5" x 13'1" (4.09 x 3.99)

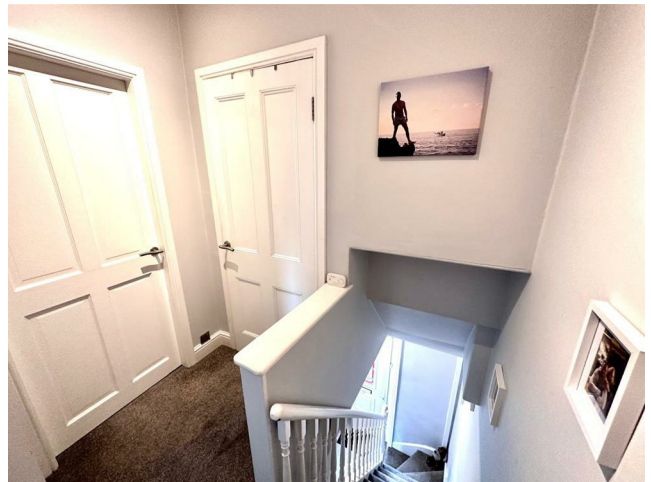


Well appointed, beautifully finished lounge with uPVC window overlooking the rear aspect boasting fantastic views across the Colne Valley. Featuring a modern fire surround with inset electric fire, marble effect back and hearth. Additionally, the lounge benefits from bespoke fitted storage cupboards to both alcoves. Finished with coved ceiling, TV point and a wall mounted double panelled gas central heated radiator. Door provides access to the cellar:

## CELLAR

Useful cellar space providing access to the meters:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, providing access to a loft hatch via pull down ladder and doors leading to all rooms:

### HOUSE BATHROOM 6'8" x 5'8" (2.03 x 1.73)



A fully tiled, modern house bathroom with uPVC opaque double glazed window to the front elevation,. Featuring a three piece bathroom suite in white with chrome effect fittings, comprising of: P-shaped panelled bath with mains fitted waterfall shower and a glass splash screen, hand wash pedestal basin with waterfall mixer tap and low level flush w/c. Finished with bulk head storage shelf in black quartz, inset ceiling spotlighting, wall mounted chrome heated towel rail and tiled flooring:

### BEDROOM ONE 12'9" x 9'10" (3.89 x 3.00)



Neutrally decorated and well presented double bedroom with uPVC double glazed window overlooking the rear aspect with fantastic views across the hillside. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

### BEDROOM TWO 9'8" x 6'1" (2.95 x 1.85)



Second bedroom used by the current owners as a walk-in wardrobe, but could easily be utilised as an office space or single bedroom, with uPVC double glazed window overlooking the front aspect. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

### EXTERNALLY

Externally, the property offers a small flagged frontage with space for seating or bistro dining and an outside water tap, finished with stone wall boundaries. There is gated access to the communal lawned areas and a shared access lane beyond:

### 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: Golcar Infant & Nursery School, Wellhouse Junior & Infant School, Linthwaite Clough Junior School, Linthwaite Ardron C of E Infant & Junior School, Colne Valley High School, Royds Hall High School, Salendine Nook High School, Huddersfield Grammar

The property is easily accessible for Golcar Village and Millsbridge village with local amenities including shops, bus services and schools in close proximity. The property is within 15 minutes drive of M62 and is commuting distance by car and rail for Leeds, Manchester, and West Yorkshire Centres.

## 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](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 Leasehold

Lease Start Date: 11/08/1890

Lease End Date: 25/12/2887

Lease Term: 999 years from 25 December 1888

Lease Term Remaining: 862 years

At a cost of approximately £1.50 per year.

## 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/2431-4111-1265-1267-9511>

## 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.

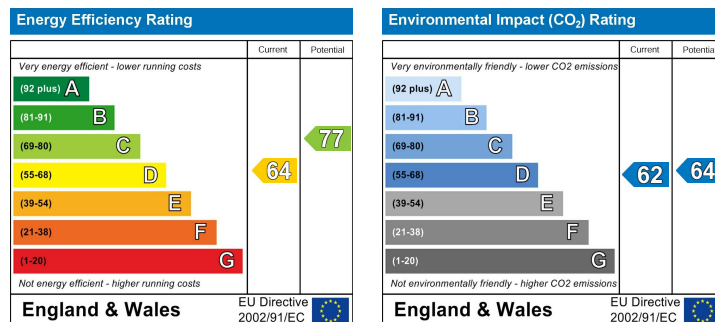
## COPYRIGHT ADM PARTICULARS

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.