



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



3a Syringa Street, Huddersfield, HD1 4PD

Offers Over £120,000

****FANTASTIC OPPORTUNITY TO BUY IN A WELL REGARDED AREA**REDUCED**** Located in the popular residential location of Marsh in Huddersfield, this delightful semi-detached house offers an inviting space making it an ideal choice for small families, couples, or individuals seeking a cosy home. Featuring a spacious lounge, kitchen and a separate w/c for added convenience, this home is not only practical but also offers you the chance to 'add your own stamp'. To the first floor, there are two well proportioned bedrooms and a house bathroom. For those who require parking, there is on-street parking readily available, making it easy for residents and visitors alike. While the property is offered with no chain, it is important to note that tenants are currently in situ, and would also make an ideal investment opportunity for potential landlords. With its appealing features and prime position, it is sure to attract interest so don't miss the chance to make this charming house your new home or investment! Call ADM Residential on to arrange your viewing today! ***VIRTUAL VIEWING AVAILABLE***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



ENTRANCE DOOR

Wood entrance door with feature opaque glass panel leads to:

HALL



Entrance hall with staircase rising to the first floor landing, finished with security alarm system, wall mounted gas central heated radiator and door leading to:

LOUNGE



Good sized lounge with double glazed window overlooking the front aspect. Featuring wood fire surround, inset coal effect gas fire with marble effect back and hearth. Finished with inset ceiling spotlighting and wall mounted gas central heated radiator. Door leading to:

KITCHEN



The kitchen is situated at the rear of the property with a double glazed window and wood door

leading to the rear aspect. Featuring a matching range of base and wall mounted units in Light Beech wood effect with laminate roll edged working surfaces, tiled splashback and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven with four ring gas hob and stainless steel extractor hood over. There is also a built in under counter fridge, plumbing for an automatic washing machine and housing for the combi-boiler. Finished with inset ceiling spotlights, wall mounted gas central heated radiator and wood effect vinyl flooring. Door leads to:

SEPARATE W/C



Separate cloak room consisting of a two piece suite in white and chrome effect fittings. Comprises of: hand wash basin with hot and cold taps and a low level flush w/c. Finished with wall mounted gas central heated radiator and wood effect vinyl flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to all rooms:

HOUSE BATHROOM



Partly tiled house bathroom with double glazed window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over and splash screen, hand wash pedestal basin and low level flush w/c. Finished with wall mounted extractor fan, shaving point, wall mounted gas central heated radiator and wood effect vinyl flooring:

BEDROOM ONE



Spacious primary bedroom with twin aspect double glazed windows overlooking the front aspect, finished with built-in bulk head storage cupboard and wall mounted gas central heated radiator:

BEDROOM TWO



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

EXTERNALLY



Externally the property offers on street parking to the front aspect and a small, hardstanding frontage finished with wooden gate and stone wall boundary:

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: Royds Hall, A SHARE Academy, Huddersfield Grammar School & Nursery, Luck Lane, A SHARE Primary Academy

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: 15/01/2003

Lease End Date: 01/11/2802

Lease Term: 800 years from 1 November 2002

Lease Term Remaining: 778 years

Approx. £56.00 per annum.

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=3935967

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/9628-3005-8204-5559-4200>

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.

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.

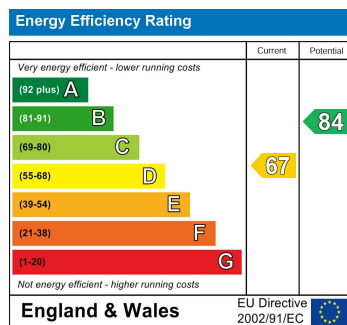
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Energy Efficiency Graph



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