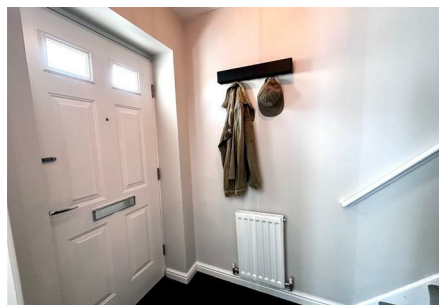




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



54. Mill View, Huddersfield, HD3 4FU

Asking Price £175,000

STC A STUNNING PROPERTY LARGER THAN AVERAGE TOWN HOUSE WITH TWO DOUBLE BEDROOMS* Situated in this pleasant cul-de-sac location, ADM Residential offer for sale this newly built TWO bedroom, town house property. Set in this popular residential area of Milnsbridge, Huddersfield being close to local village amenities, local schools, restaurants as well as being well situated for transport links to Huddersfield town centre. This property would be ideally be well suited to first time buyer or small family and is very well presented throughout. Property boasts gas central heating and double glazing and security alarm. The property comprises of:- entrance hallway, modern lounge, dining kitchen and a separate cloakroom/ w.c. To the first floor landing, two double bedrooms and a modern house bathroom. Externally there is parking to front elevation with parking space for up to two cars. To the rear an enclosed, raised partly decked garden with LED lighting and finished with balustrade, and an Astro turf lawned area. We anticipate a high demand for this type of property and ask you contact the agent to arrange viewings today to avoid disappointment!

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



ENTRANCE DOOR



The entrance uPVC door leading to:

HALLWAY



Reception hallway with staircase rising to the first floor, wall mounted gas central heated radiator, door leads to:

SPACIOUS LOUNGE



A very well appointed modern, spacious lounge with uPVC window to front elevation, featuring a T.V. point, Telephone points and two gas central heated radiator, door leads to:

DINING KITCHEN



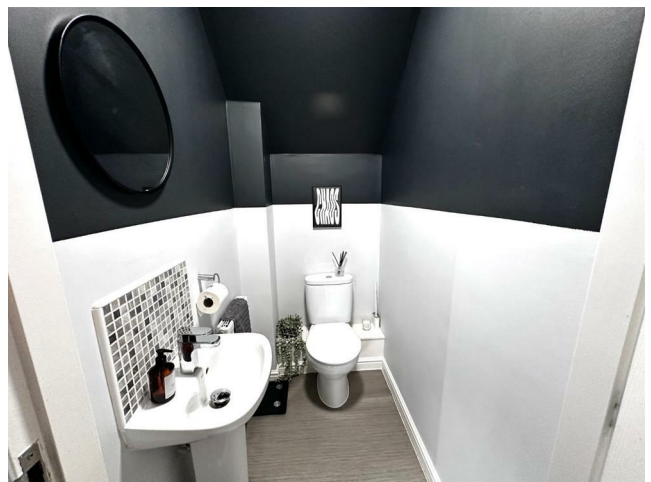
A Stunning dining kitchen with uPVC window to rear elevation, featuring chrome effect fittings, comprises of a modern range of wall and base units in White Gloss with complimentary working surfaces, inset stainless steel sink unit and drainer. Integral electric oven and a four ring gas hob with an extractor hood over. Integral dishwasher and plumbing for an automatic washing machine as well as a space for a large fridge/freezer. There is also housing for the combination boiler and a wall mounted gas central heated radiator. Finished with matching laminated wood effect flooring, door leading to a separate w/c and uPVC door leading to the rear raised patio garden:

DINING AREA



Dining area perfect for entertaining guest's:

CLOAKROOM



A well appointed down stairs cloakroom,

Incorporating pedestal hand wash basin with tiled splash back, low level flush w/c, extractor fan and gas central heated radiator:

TO THE FIRST FLOOR LANDING



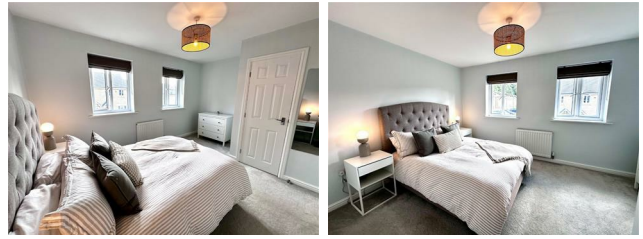
To the first floor landing, gas central heated radiator, loft hatch, useful storage cupboard, loft access and access leads to both of the bedrooms and bathroom:

HOUSE BATHROOM



Partly tiled house bathroom which has a frosted window to rear elevation, Featuring chrome effect fittings and comprises of:- contemporary three piece suite which comprises of:- a panelled bath with chrome shower over and splash screen, hand wash pedestal and a low level flush W/C. Finished with a gas central heated radiator, an extractor vent and vinyl flooring:

BEDROOM ONE



A large double master bedroom with twin uPVC windows to front elevation, featuring a storage cupboard and a gas central heated radiator:

BEDROOM TWO



A second double bedroom has a uPVC doubled glazed window to rear elevation, and gas central heated radiator:

EXTERNALLY



Externally there is allocated parking to the front elevation, paved path leading to rear patio. To the rear a flagged patio which leads up to a raised delightful decked garden with LED lighting and finished with balustrade, having Astroturf lawn and view's over looking the tree tops: Ideal for bistro dining in the summer months:

PARKING PLUS VP

Please note parking allocated for one car and a second space VP parking:

extra photos



Council Tax Bands B

The council Tax Banding is " B"

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

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 Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

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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.

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.

ABOUT THE AREA

About the area are as follows: Lockwood and Slaithwaite railway stations are both conveniently situated within a few miles of the development, offering regular services to Huddersfield, Sheffield, Manchester Victoria and more. A range of popular schools are also close by, including Huddersfield Grammar School, which is just over a mile away.

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

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.

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

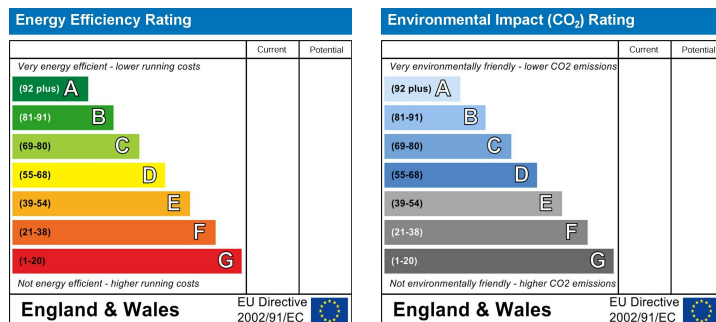
their accuracy.

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

Floor Plan



Energy Efficiency Graph



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