



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



17 Heathfield Road, Huddersfield, HD7 4AT

Offers Over £160,000

**** NO CHAIN VACANT POSSESSION**** ****SET WITHIN THIS HIGHLY SOUGHT-AFTER LOCATION OF GOLCAR**** This very well appointed two BEDROOM terrace is offered for sale by ADM Residential. The property is ideally situated for all the local amenities in this highly sought after village of Golcar and excellent access to the surrounding areas, schools and benefits from good commuter links to Huddersfield Town centre. The property has been fully redecorated, offers double glazing and gas central heating throughout, briefly comprising of: entrance door leading to hallway, tastefully appointed lounge, dining kitchen with separate cloaks/w/c. To the first floor landing there is access to a loft, two good sized double bedrooms and a modern three piece shower room suite in white. Externally the property boasts garden to front with on street parking, to the rear good sized garden south west facing and a patio area. Viewings are with the agent so please telephone to arrange a viewing today! ***VIRTUAL VIEWING AVAILABLE***

***NO CHAIN* EPC RATED *C* Call ADM Residential on to arrange your viewing today!**

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

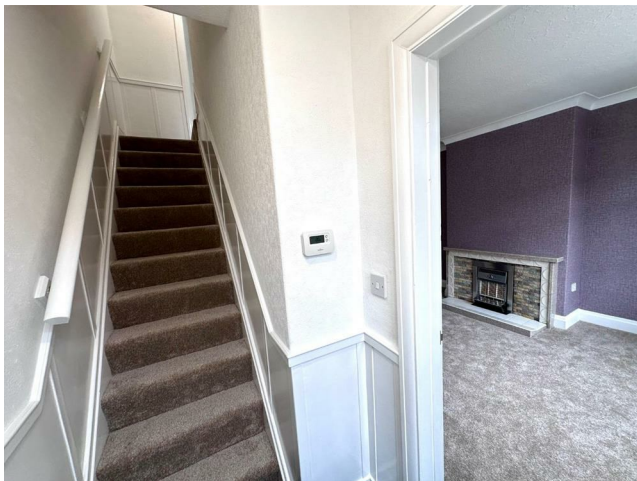


ENTRANCE DOOR



Entrance Upvc door leads to:

HALLWAY



Entrance hallway with staircase rising to the first floor landing, finished with wall mounted gas central heated fan heater and doors leading to:

LOUNGE 13'5 x 11'8 (3.96m'1.52m x 3.35m'2.44m)



Well appointed lounge with uPVC double glazed window to front elevation, featuring a tiled fire surround with tiled back and hearth, fire capped off, T.V point, phone point, wall mounted gas central heating radiator, coved ceilings, doors leading to, there is an option for gas or electric fire:

DINING/KITCHEN 12'1 x 7'4 (3.66m'0.30m x 2.13m'1.22m)



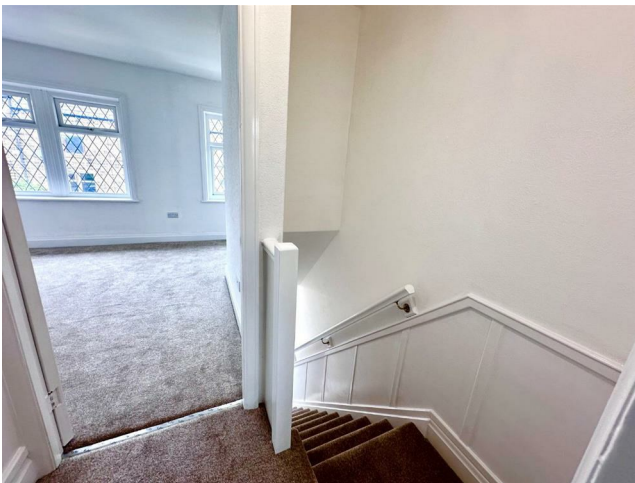
A well appointed kitchen with uPVC window to rear elevation, featuring a matching range of fitted base units and high level cupboards with inset drawers in a white with contrasting fixings, laminated working surfaces and tiling to splash backs. Inset stainless steel sink unit with drainer and mixer tap, electric cooker point, plumbing is available for automatic washing machine or dishwasher. Finished with built in pantry and fitted units to one wall, wall mounted gas central heating radiator, access to under stairs w/c, doors leading to:

**CLOAKSROOM/SANIFLO W/C 6'3 x 2'77
(1.83m'0.91m x 0.61m'23.47m)**



A fully tiled cloaks/w/c, featuring stainless steel effect fitting, consists of a two piece bathroom suite in white and consists of, wall mounted sink with twin taps, and a saniflo low level flush w/c:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to the loft via hatch, doors leading to:

**HOUSE BATHROOM 5'9 x 5'6 (1.52m'2.74m x
1.52m'1.83m)**



Partly tiled, modern, shower room with uPVC window to rear elevation and finished with chrome effect fittings. The bathroom consists of three piece shower room suite in white and consists of, shower cubical with mains fitted shower, hand wash basin and low level w/c:

**BEDROOM ONE 13'4x 11'4 (3.96m'1.22mx
3.35m'1.22m)**



Superb sized, newly decorated double bedroom with twin aspect uPVC windows overlooking the front elevation, featuring built-in wardrobes and storage cupboards to both alcoves. Finished with wall mounted gas central heated radiator:

BEDROOM TWO 8'7 x 8'5 (2.44m'2.13m x 2.44m'1.52m)



A second newly decorated bedroom with uPVC window overlooking the rear aspect, finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally, the property boasts a low maintenance, paved and gravelled front garden with walled boundaries and wrought iron gated access. To the rear a levelled mainly laid to lawned garden, with flagged patio, tarmac path, gravelled borders, and hedge boundaries, finished with a fenced and gated access:

FURTHER PHOTOS



A selection of further photos:

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.

About The Area GOLCAR

Local schools in the Golcar 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- 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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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.

Council Tax Bands A

The council Tax Banding is "A "

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

Tenure

This property is (FREE HOLD)

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.

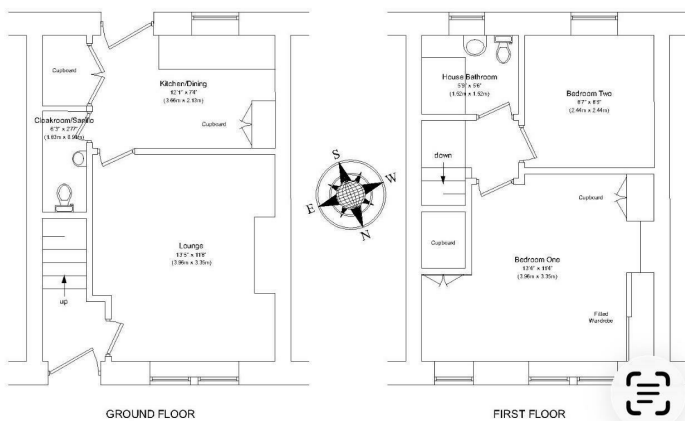
First-Time Buyer Relief (2026)

- 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.

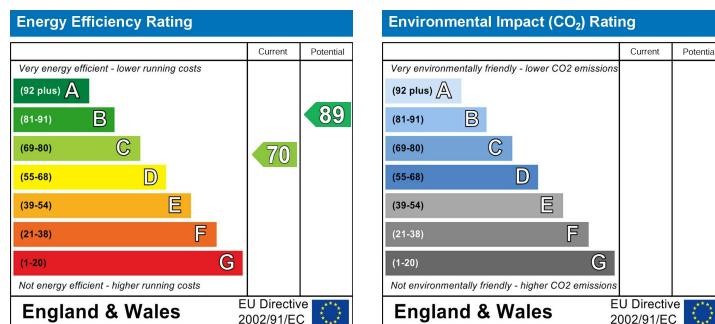
EPC RATES "C"

<https://find-energy-certificate.service.gov.uk/energy-certificate/0112-3051-7206-3695-3200>

Floor Plan



Energy Efficiency Graph



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