



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 17 Rose Avenue, Huddersfield, HD4 5UR Offers In The Region Of £130,000

**\*REDUCED\* \*ADD YOUR OWN STAMP\*** An excellent opportunity for any First Time Buyers or Investors to purchase this generously proportioned property with gardens to the front and rear. Ideally located close to all local amenities, bus routes and well regarded schools within this highly popular area of Cowlersley in Huddersfield. The property boasts gas central heating and double glazing throughout with accommodation briefly comprising of: Entrance hallway, spacious lounge and separate kitchen with access to the cellar. To the first floor landing: three good sized bedrooms and a house shower room.

Externally there is a laid to lawn garden to the front with on street parking and a large, enclosed garden to the rear with fenced boundary. To view this property please contact the agent on tel: 01484 644555 **\*\*EARLY VIEWINGS ARE ADVISED\*\***  
**\*VIRTUAL VIEWING AVAILABLE\***

55 Market Street, Milnsbridge, Huddersfield, 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

An entrance uPVC door with feature glass panel leads to:

## HALLWAY



Hallways with staircase rising to the first floor landing. Finished with wall mounted gas central heated radiator and door leading to:

## LOUNGE 14'9 x 13'2 (4.50m x 4.01m)



Spacious lounge with uPVC double glazed window overlooking the front aspect. Featuring a wall mounted gas fire and finished with T.V point, telephone point and wall mounted gas central heated radiator. Door leads to:

## KITCHEN 16'8 x 7'6 (5.08m x 2.29m)



Well appointed kitchen set to the rear aspect with uPVC double glazed window and door leading out to the rear garden. Featuring a matching range of base and wall mounted units in Beech wood

effect, laminate roll edged working surfaces, tiled splash backs and an inset stainless steel sink unit with drainer and taps. There is a cooker point as well as plumbing for an automatic washing machine and space for a fridge freezer. Finished with wall mounted gas central heated radiator and vinyl flooring. Door leads to:

## CELLAR

Staircase descends to a large useful cellar which houses the meters:

## TO THE FIRST FLOOR LANDING



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

## SHOWER ROOM 6'4 x 6'1 (1.93m x 1.85m)



A partly tiled wet room with uPVC double glazed opaque window to the rear aspect. Featuring a three piece bathroom suite in white with chrome effect fittings, consisting of: disabled shower unit with chair and electric shower over, hand wash pedestal basin with mixer tap and a low level flush w/c. Finished with wall mounted extractor fan and gas central heated radiator:

### BEDROOM ONE 10'3 x 10'1 (3.12m x 3.07m)



Good sized double bedroom with uPVC double glazed window overlooking the front aspect. Featuring a built-in storage cupboards which house the water tank and finished with a wall mounted gas central heated radiator:

### BEDROOM TWO 9'6 x 8'9 (2.90m x 2.67m)



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

### BEDROOM THREE 7'1 x 6'8 (2.16m x 2.03m)



Third bedroom with uPVC double glazed window to the front aspect. Finished with wall mounted gas central heated radiator:

### EXTERNALLY



Externally the property boasts a laid to lawn garden to the front aspect with hardstanding path, fenced boundary and on street parking. To the rear is an large, enclosed garden consisting of a laid to lawn area with additional pebbled areas and featured planters - an ideal space for the keen gardener. Finished with paved path, fenced boundary and a gate leading to the rear:

### 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: Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Crow Lane Primary & Foundation Stage School, Oak Primary School, Beaumont 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](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.

### **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.

### **Tenure**

This property is Freehold.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0224-0208-3205-1505-3404>

### **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.

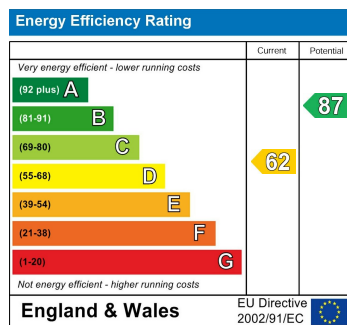
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### Energy Efficiency Graph



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