



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 17 Reinwood Road, Huddersfield, HD3 4DE

**Offers Over £160,000**

**\*\*NEWLY RENOVATED TO A HIGH STANDARD THROUGHOUT\*\*** ADM Residential are pleased to offer **\*FOR SALE\*** this front facing back-to-back, two bedroom terrace property which is situated in this popular residential location of Lindley, making it an ideal purchase for the F.T Buyer. The property is conveniently located close to all local amenities, shops and well regarded schools as well as being a short distance away from the Huddersfield Royal Infirmary. The property has been modernised throughout with the accommodation briefly comprising of: entrance hallway, spacious lounge with inglenook fireplace, L-shaped newly fitted galley style kitchen and access to the cellar. To the first floor landing are two good sized bedrooms and a four piece modern house bathroom. Externally there is a split sectioned frontage with newly laid to lawn garden and permeable gravel grid system. With **\*NO ONWARD CHAIN\*** this property is perfect for a F.T Buyer or someone looking to downsize. An internal viewing is highly recommended to appreciate the accommodation has to offer! Call us to arrange your viewing appointment on 01484 644555!

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

Newly fitted dual colour uPVC entrance door leads to:

### HALLWAY 5'8 x 4'4 (1.73m x 1.32m)

Entrance hallway with staircase rising to the first floor landing. Door leads to:

### LOUNGE 17' x 10'4 (5.18m x 3.15m)



Newly decorated, spacious lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Featuring a recently exposed inglenook fireplace with stone hearth, finished with inset ceiling spotlighting and wall mounted double panelled gas central heated radiator:

### KITCHEN 11'9 x 3'9 (6'9 x 3'1) (3.58m x 1.14m (2.06m x 0.94m))



Newly fitted L-shaped galley style kitchen with uPVC double glazed window to the side aspect. Featuring base and wall mounted units with brass effect fittings in White with rolledged laminate working surfaces, matching tiled splash backs and inset resin sink unit with drainer and mixer tap. Integrated electric oven and four ring gas hob with extractor hood over, plumbing for an automatic washing machine and space for a fridge freezer. Finished with inset ceiling spotlighting, under unit

LED lighting and wood effect flooring. Door leading to:

### CELLAR



Good sized keeping cellar space with original Yorkshire Stone flagged flooring and housing for the meters:

### TO THE FIRST FLOOR LANDING



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

### BATHROOM 8'5 x 5'9 (2.57m x 1.75m)



Newly fitted, partly panelled modern house bathroom featuring a four piece suite in white with chrome and onyx effect fittings, comprises of:

panelled bath with mixer tap, corner shower cubicle with mains fitted shower unit and sliding glass door splash screen, floating hand wash basin and a low level flush w/c. Finished with panelled ceiling, inset ceiling spotlighting, wall mounted extractor fan, wall mounted chrome heated towel rail and wood effect vinyl flooring:

### **BEDROOM ONE 10'6 x 10'2 (3.20m x 3.10m)**



Newly decorated, good sized double bedroom with uPVC double glazed window overlooking the front aspect. Finished with inset ceiling spotlighting and wall mounted double panelled gas central heated radiator:

### **BEDROOM TWO 7' 6'3 (2.13m 1.91m)**



Second newly decorated bedroom with uPVC double glazed window overlooking the front aspect. Finished with inset ceiling spotlighting, bulk-head storage and wall mounted double panelled gas central heated radiator:

### **EXTERNALLY**



Externally the property offers a split sectioned frontage with newly laid to lawn garden, permeable gravel grid system and a paved path leading to the front door. Finished with fenced boundaries:

### **FURTHER PHOTOGRAPHS**



Selection of further photographs:

### **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: Reinwood Junior School, Royds Hall, A SHARE Academy, Luck Lane, A SHARE Primary Academy, Reinwood Infant & Nursery School, Huddersfield Grammar School & Nursery

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.

### **Tenure**

This property is Leasehold.

### **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**  
ON ORDER

### **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.

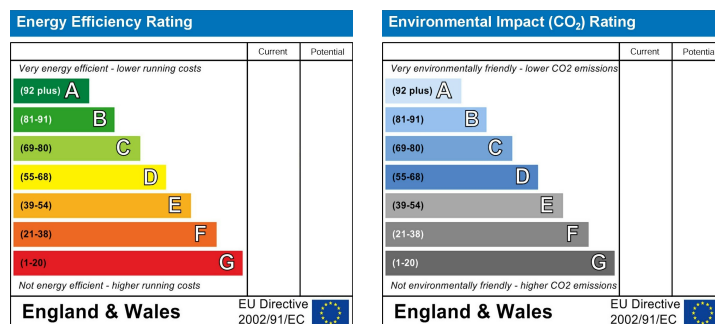
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## Floor Plan

## Energy Efficiency Graph



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