



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 409 Blackmoorfoot Road, Huddersfield, HD4 5NH

**Offers Over £115,000**

**\*REDUCED PRICE\*** An opportunity to purchase this very well appointed **\*TWO DOUBLE BEDROOMS\*** rear stone built, double fronted terrace property which is situated in the popular residential location of Blackmoorfoot Road in Huddersfield, being close to all local amenities, central bus routes to Huddersfield town centre, well regarded schools, Beaumont Park, Blackmoorfoot Reservoir and the motorway network only a short drive away. Boasting gas central heating and double glazing throughout, this surprisingly spacious accommodation briefly comprises of: UPVC entrance door, spacious lounge, separate kitchen and access to cellar rooms. To the first floor: fully tiled house shower room and two bedrooms. Externally there is on street parking and a laid to lawn garden to the rear aspect with wrought iron gated access. Internal viewings are highly recommended to appreciate the accommodation that is on offer!

Call ADM Residential Estate Agents to arrange your viewing today! **\*NO CHAIN\*** "A PERFECT F.T.B OR BTL INVESTMENT."

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### REAR ENTRANCE DOOR

UPVC rear entrance door with featured opaque glass panel, leads to:

### LOUNGE 14'8 x 13'9 (4.47m x 4.19m)



Spacious lounge with uPVC double glazed window overlooking the rear garden. Featuring an inset coal effect gas fire with tiled hearth, finished with coved ceiling, triple aspect wall mounted lighting and wall mounted double panelled gas central heated radiator. Door leads to:

### KITCHEN 12'2 x 7'4 (3.71m x 2.24m)



Good sized kitchen with uPVC double glazed window overlooking the rear garden. Featuring a matching range of base and wall mounted units in Beech wood effect with laminate working surfaces, tiled splashbacks and inset stainless steel sink unit with drainer and mixer tap. There is a gas cooker point with pull out extractor hood over and space for a fridge freezer. Finished with wall mounted double panelled gas central heated radiator:

### CELLAR ROOMS



Spacious cellar rooms which house the recently fitted combi boiler and meters:

### TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing, finished with wall mounted double panelled gas central heated radiator and doors leading to all rooms:

### SHOWER ROOM 9'3 x 5'6 (2.82m x 1.68m)



Fully tiled shower room with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprising of: step in double shower cubicle with electric shower unit and sliding glass door, hand wash vanity basin with matching base and wall mounted storage cupboards and a low level flush w/c. Finished with panelled ceiling with inset ceiling spotlighting and wall mounted double panelled gas central heated radiator:

### BEDROOM ONE 14'8 x 11'8 (4.47m x 3.56m)



Good sized primary bedroom with uPVC double glazed window overlooking the rear garden and views beyond. Featuring built-in wardrobes with mirrored sliding doors, finished with wall mounted double panelled gas central heated radiator:

### BEDROOM TWO 9'1 x 6'7 (2.77m x 2.01m)



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

### EXTERNALLY



Externally the property boasts on street parking to the front aspect, with a mainly laid to lawn garden to the rear aspect, paved stepping stones and patio area which is ideal for bistro dining during the summer months. Finished with mature shrubs, fenced, hedged and stone wall boundaries with wrought iron gated access:

### 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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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-01484 644555 or our office mobile on Mobile Number 07780446202

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.

Lease Start Date: 15/01/1907

Lease End Date: 01/07/2905

Lease Term: 999 years from 1 July 1906

Lease Term Remaining: 880 years

### **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**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2119-1182-8931-1215-7724>

### **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.

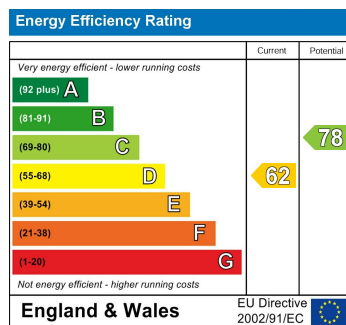
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## Energy Efficiency Graph



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