



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 29 Shannon Drive, Huddersfield, HD3 3UL

**Offers In The Region Of £360,000**

**\*FAMILY HOME IN THIS PRIME POSITION OF OUTLANE\*** Situated in this cul-de-sac set back from the main flow of traffic, is this **\*THREE\*** bedroom, extended detached residence being well proportioned and neutrally decorated throughout with gas central heating system, uPVC double glazing and security alarm. The property is located within the ever popular and well regarded residential area of Outlane, being close to the village centre with local boutique shops, highly regarded schools and is accessible for J23 and J24 of the M62 motorway linking East Lancashire to West Yorkshire. The property briefly comprises of: entrance composite door leads to the reception hallway with a useful downstairs w.c, spacious lounge, open plan kitchen leading to a sun room and dining area. To the first floor landing access to the loft via pull down ladders, three good sized bedrooms and a partly tiled house bathroom. Externally there is a generous resin driveway leading to a single garage with a pebbled and laid to lawn garden. To the rear of the property is an extensive garden with flagged patio areas, laid to lawn area and fenced borders. **\*VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER\*** Viewings are by appointment only! Tel the Agent on 01484 644555

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### ENTRANCE DOOR

Composite, dual colour side entrance door with featured opaque and stained glass panel leads to:

### RECEPTION HALLWAY



Welcoming reception hallway with spindle staircase leading to the first floor landing. Finished with under stairs storage area, coved ceiling and wall mounted double panelled gas central heated radiator. Doors lead to:

### SEPARATE W/C 5'3 x 2'8 (1.60m x 0.81m)



Useful, fully tiled separate w/c featuring a two piece suite in white with brass and chrome effect fittings, comprises of: hand wash pedestal basin and low level flush w/c:

### LOUNGE 15'3 x 11'1 (4.65m x 3.38m)



Generously sized, L-shaped lounge with uPVC double glazed window overlooking the front garden allowing an abundance of natural light to fill the room. Featuring a mahogany effect fire surround with inset coal effect gas fire, marble effect back and hearth as well as a serving hatch through into the kitchen. Finished with coved ceiling, TV point, telephone point, wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

### KITCHEN 13'7 x 8' (4.14m x 2.44m)



Spacious, open plan kitchen with uPVC double glazed window to the side aspect, featuring a matching range of base and wall mounted units in white with wood effect trim, roll edged laminate working surfaces, tiled splashback and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven with induction hob and matching extractor hood over, additionally there is plumbing for an automatic washing machine. space for a dishwasher and a fridge freezer. Finished with wall mounted double panelled gas central heated radiator and wood effect laminate flooring:

### SUN ROOM 14'7 x 5'9 (4.45m x 1.75m)

A welcome addition to the property is the sun room with uPVC double glazed dual aspect windows and door leading out into the rear garden, benefitting from an abundance of natural light. Finished with wall mounted double panelled

gas central heated radiator and wood effect laminate flooring:

#### **DINING AREA 7'11 x 6'8 (2.41m x 2.03m)**



Following on from the sun room is the dining area with uPVC double glazed windows overlooking the rear garden. Offering ample space for a dining table and chairs with separate access to the reception hallway. Finished with wall mounted double panelled gas central heated radiator:

#### **TO THE FIRST FLOOR LANDING 15' x 6'1 (4.57m x 1.85m)**



Staircase rises to the first floor shaped landing with uPVC double glazed window to the side aspect. Featuring a useful bulk-head storage cupboard and access to the loft via pull down ladders. Finished with coved ceiling and doors leading to:

#### **HOUSE BATHROOM 8'6 x 6' (2.59m x 1.83m)**



Partly tiled bathroom with uPVC double glazed opaque window to the side aspect. Featuring a three piece suite with brass effect fittings, comprises of: panelled bath with mains fitted shower over and glass splash screen, hand wash pedestal basin with hot and cold taps and a low level flush w/c. Finished with a useful built in storage cupboard, inset ceiling spotlights, wall mounted heated towel rail and wood effect vinyl flooring:

#### **PRIMARY BEDROOM 15'3 x 11'1 (4.65m x 3.38m)**



Larger than average, primary double bedroom with uPVC double glazed window overlooking the front aspect. Featuring built-in wardrobes and storage cupboards to one wall with an additional walk-in storage closet. Finished with coved ceiling and a wall mounted double panelled gas central heated radiator:

### BEDROOM TWO 13'7 x 8'6 (4.14m x 2.59m)



Second double bedroom with uPVC double glazed windows overlooking the rear garden. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

### BEDROOM THREE 7'8 x 6'11 (2.34m x 2.11m)



Third bedroom with uPVC double glazed window overlooking the rear garden. Finished with coved ceiling and wall mounted double panelled gas central heated radiator:

### EXTERNALLY



Externally the property boasts a pebbled garden to

the front aspect with flowers and shrubs, as well as a laid to lawn area. Additionally, there is a generous resin driveway leading to a single garage with electric door and outdoor security. There is a path which leads to the rear aspect, where there is an extensive garden offering a paved patio area which is an ideal space for entertaining and bistro dining during the summer months. A paved path leads to a further patio area, pebbled area and laid to lawn area. Finished with mature shrubs and fenced boundaries:

### GARAGE



Single garage with electric door, power and outdoor security light:

### 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, Salendine Nook High School Academy, Luck Lane, A SHARE Primary Academy, Mount Preschool, Scapegoat Hill Junior and Infant School

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)

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2175-0008-0204-1902-3204>

### **Council Tax Bands**

The council Tax Banding is "D"

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

### **Tenure**

This property is Freehold.

### **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.

### **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.

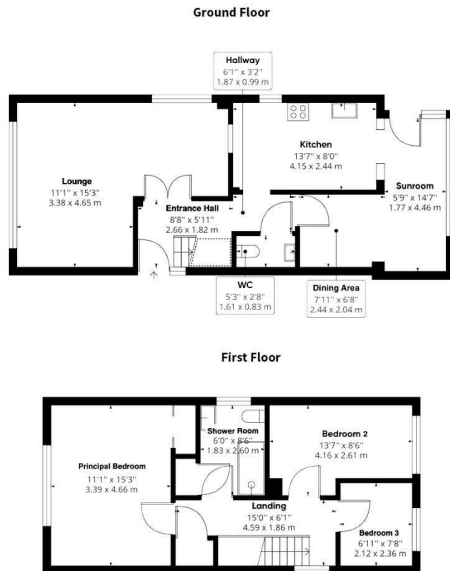
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No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

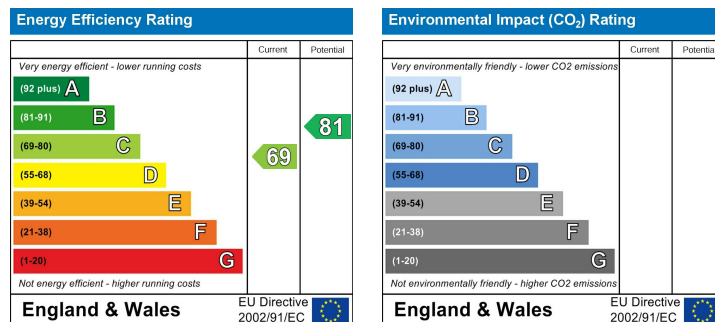
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## Floor Plan



## Energy Efficiency Graph



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