



# MCDERMOTT & CO

THE PROPERTY AGENTS



**£324,999**

215 Huddersfield Road, Diggle, Saddleworth, OL3 5PF

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McDermott & Co are delighted to bring to the market this unique semi-detached cottage on Huddersfield Road, Diggle, built in 1850 this property offers a delightful blend of character and modern living. With three well-proportioned bedrooms and offered with no vendor chain, making it a perfect choice for families or those looking for a modern living space full of character and originality.

Upon entering, you are welcomed into a spacious kitchen/ dining area, with integrated appliances and stone flooring. Through to the lounge area with a cosy cottage feel, featuring adorned a multi-fuel fire. Patio doors connect the lounge to the side garden providing direct access whilst allowing more natural light to fill the lounge .

To the first floor which is accessed from stairs off the lounge, are three good sized bedrooms and a family bathroom complete with bath and over head shower.

## Kitchen

13'5 x 15'7 (4.09m x 4.75m)

Front facing beautifully presented kitchen. Light and spacious with a range of wall and base units with complimentary wooden work tops, integrated cooker, dishwasher, microwave and fridge freezer, induction hob with over head extractor fan, tiled flooring throughout, feature spotlights. Doors leading to the lounge and front garden.

## Lounge

5'3 x 14'11 (1.60m x 4.55m)

Front facing lounge with neutral decor, feature fire place with log burner, carpeted, radiators and patio doors leading to the front garden. Two windows allowing lots of natural light to fill the room. Stairs leading to first floor.

## Stairs

Stairs leading from the lounge to the first floor landing area.

## Landing

3'2 x 5'7 (0.97m x 1.70m)

## Landing Spilt Level

3'0 x 7'3 (0.91m x 2.21m)

## Bedroom 1

10'8 x 9'3 (3.25m x 2.82m)

Located on the first floor, neutral décor, carpeted with radiator, integrated wardrobes, single light fitting.

## Bedroom 2

10'8 x 7'8 (3.25m x 2.34m)

Located on the first floor spilt level, dual aspect bedroom with views to the rear and side of the property with neutral décor, carpeted with radiator, single light fitting.

## Bedroom 3

13'7 x 7'9 (4.14m x 2.36m)

Located on the first floor spilt level, front facing bedroom with neutral décor, carpeted with radiator, single light fitting.

## Bathroom

8'10 x 5'7 (2.69m x 1.70m)

Rear facing bathroom comprising of white basin, WC and bath with

over head shower, fully tiled walls with wood effect laminate flooring and spotlights. Radiator and heated stainless steel towel rail.

## External

The garden comprises of a paved walkway leading to an enclosed AstroTurf area and then onto the raised sitting wooden decked area.

## Tenure

Freehold

## Stamp Duty Land Tax

Residential property rates

You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.

The amount you pay depends on:

- when you bought the property
- how much you paid for it
- whether you're eligible for relief or an exemption

Rates for a single property

You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025

Property or lease premium or transfer value SDLT rate

Up to £125,000 Zero

The next £125,000 (the portion from £125,001 to £250,000) 2%

The next £675,000 (the portion from £250,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

Example

In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:

- 0% on the first £125,000 = £0
- 2% on the second £125,000 = £2,500
- 5% on the final £45,000 = £2,250
- total SDLT = £4,750

## Directions

