



MCDERMOTT & CO
THE PROPERTY AGENTS



£220,000

277 Huddersfield Road, Diggle, Saddleworth, OL3 5PJ

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McDermott & Co are pleased to bring to the market this delightful mid terraced on Huddersfield Road, Diggle Saddleworth, offered with chain free vacant possession.

Spanning three floors and featuring two generously sized double bedrooms, making it an ideal choice for couples, small families, or BTL investors.

Upon entering through a convenient entrance vestibule, you are welcomed into a spacious reception room that provides lots of natural light from the large front facing window. The layout of the house is thoughtfully designed, ensuring that every inch of space is utilised effectively.

The dining kitchen is at the rear of the property and offers a range of wall and base units and space for appliances, door leading out to the back yard, stairs off up to the first floor.

Entrance Vestibule

3'0 x 5'10 (0.91m x 1.78m)
To the front of the property is a vestibule with large glass windows and tiled flooring.

Lounge

13'11 x 13'9 (4.24m x 4.19m)
Front facing lounge, with large front window, radiator, fire place, carpeted flooring and neutral décor with door leading into kitchen.

Dining Kitchen

10'6 x 10'10 (3.20m x 3.30m)
Rear facing kitchen with a range of wall and base units with a neutral décor, stainless steel sink and drainer with mixer tap, integrated oven and gas hobs, under stairs storage space and door leading to back yard.

Stairs

Carpeted stairs with wooden banister.

Landing

10'5 x 5'0 (3.18m x 1.52m)
Carpeted landing, neutral décor, stairs leading to master bedroom with wooden banisters.

Bedroom 2

13'11 x 13'9 (4.24m x 4.19m)
Front facing double bedroom, carpeted with radiator and neutral décor, featuring fitting wardrobes and a single light fitting.

Bathroom

10'1 x 5'9 (3.07m x 1.75m)
Rear facing bathroom comprising of white bath and basin with over head electric shower unit, built in storage cupboards, tiled walls and vinyl flooring.

WC

4'2 x 2'8 (1.27m x 0.81m)
Rear facing single WC room, with vinyl flooring.

Master Bedroom

17'0 x 12'1 (5.18m x 3.68m)
Situated on the second floor, Front facing Bedroom with a range of built in wardrobes and drawers, neutral décor with carpeted flooring, radiator and single light fitting.

Externally

To the front of the property there is a small pebbled garden area with planted trees and shrubs with a paved path leading to the front door, on road parking is available to the front of the property, externally to the rear is a paved enclosed yard with space to turn into a little garden/ sitting area, through foot access is given for neighbouring resident's.

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

