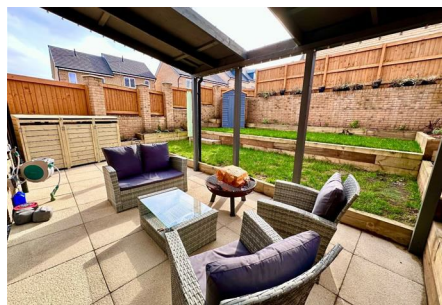




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



2 Sandpiper Court, Huddersfield, HD4 5FB

Asking Price £270,000

LOOKING TO MOVE FOR SUMMER An exciting property is listed for sale, this stunning family purchase or F.T. Buyer property has been beautifully decorated throughout with landscape gardens* THIS NEWLY BUILT HOME OFFERS HIGH SPEC UPGRADES, LOW ENERGY COSTS & ELECTRIC CAR CHARGER, *EPC RATED "B"* THREE BEDROOMS, SOUTH-FACING* A semi-detached property offers well proportioned accommodation featuring gas central heating, uPVC double glazing throughout and bi-folding doors. Finished to a high specification with many upgraded features and quality fittings. The property is located within this newly developed site on Fitzwilliam Grange, in this popular and well regarded residential area, close to the shops, highly regarded schools and is accessible to the M62 motorway linking East Lancashire to West Yorkshire. The property briefly comprises of: entrance composite door leads onto the modern dining kitchen, a useful downstairs cloakroom/w/c, and storage, opens onto the spacious lounge with bi-folding doors leading to the rear garden. To the first floor landing: three double bedrooms and a stylish house bathroom. Externally there is two off road parking spaces via tarmac driveway to the front aspect, gates leading to the side aspect where you have a private, enclosed garden with patio and lawned sections. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE WHAT THIS PROPERTY HAS ON OFFER* Viewings are by appointment only! *VIRTUAL VIEWING AVAILABLE* " Many Items Can Be Purchased Under Separate Negotiations "

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
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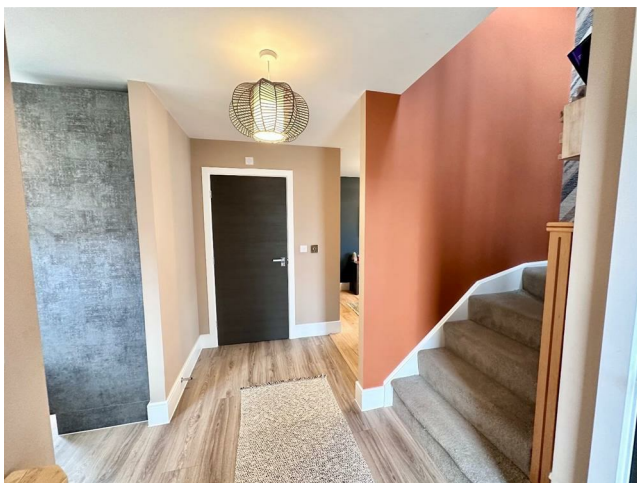


ENTRANCE DOOR



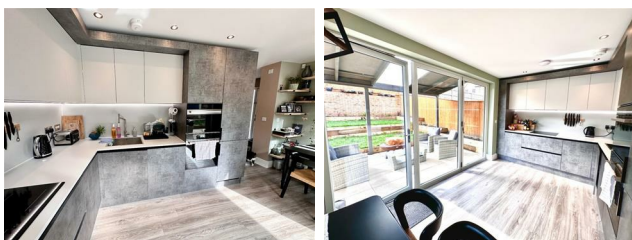
UPVC Dual colour composite security entrance door leads to:

RECEPTION HALLWAY



A welcoming and tastefully decorated reception hallway, with access to a useful storage/utility area, finished with wood effect flooring

DINING KITCHEN 16'3 x 10'6 (4.95m x 3.20m)



This is a fantastic space offering an abundance of natural light via bi-folding doors and front uPVC

window, this modern fully fitted dining kitchen is set to the rear aspect. Featuring a matching range of base and wall mounted soft close units in two toned grey and metallic effect with complementary laminated working surfaces. Inset stainless steel sink unit with drainer and designer mixer tap. Integrated pyrolytic electric oven and four ring induction electric hob with extractor over. Integral dishwasher and fridge freezer. Finished with ceiling spot lighting and under unit LED lighting, LTV flooring and wall mounted gas central heated radiator.

DINING AREA



Dining area also set to the rear, with uPVC windows and wall mounted gas central heated radiator, a great space for dining table and chairs, finished with LTV flooring.

CLOAKSROOM/W/C 5'5 x 5'3 (1.65m x 1.60m)



A partly tiled, separate downstairs cloakroom featuring two piece suite in white with chrome effect fittings consisting of: hand wash wall mounted basin with mono onyx mixer tap and low level flush w/c. Finished with inset ceiling LED lights, wall mounted gas central heated onyx radiator and LTV flooring:

LOUNGE 13'8 x 11'9 (4.17m x 3.58m)



Set to the front of this property is this beautifully appointed, very stylishly decorated L-shaped lounge with uPVC windows to the front and side aspects. Featuring ceiling light, hard wired smoke alarm.. Finished with T.V point, installed virgin point, telephone point and two wall mounted gas central heated radiators and LTV flooring:

STORAGE / UTILITY 5'1 x 2'9 (1.52m'0.30m x 0.84m)

A useful storage cupboard with plumbing in situ for washer /dryer, finished with LTV flooring:

TO THE FIRST FLOOR LANDING



A turning spindle staircase rises to the first floor landing with doors leading to, uPVC double glazed window to front aspect, access to loft hatch with pull down ladder, wall mounted gas central heated radiator:

HOUSE BATHROOM 6'9 x 5'5 (2.06m x 1.65m)



A fully tiled, beautifully designed house bathroom, Featuring a three piece bathroom suite in white and onyx effect fittings. Consisting of: panelled bath with waterfall shower overhead and splash screen, hand wash vanity unit basin with high rise mixer tap and low level flush w/c. Finished with inset ceiling LED bathroom lights, wall mounted onyx heated towel rail and laminated tiled effect flooring:

PRIMARY BEDROOM ONE 11'10 x 10'8 (3.61m x 3.25m)



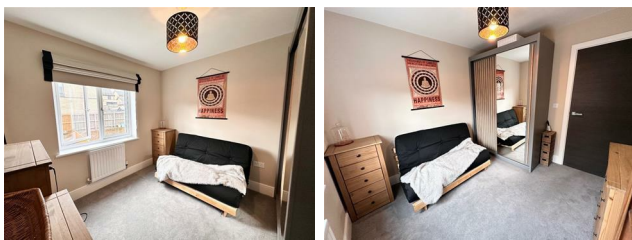
Beautifully finished spacious L-shaped double bedroom with twin aspect uPVC windows to the front and side elevations. Finished with T.V point, installed virgin point, inset ceiling lights, an added addition built-in walk-in and wall mounted gas central heated radiator:

WALKIN



An added extra is this walk-in wardrobe with uPVC window and built in cupboards and shelving:

BEDROOM TWO 9'8 x 9'2 (2.95m x 2.79m)



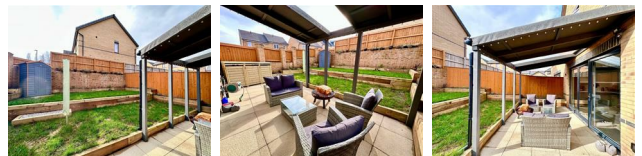
A second well appointed double bedroom with uPVC window to the side aspect. Finished with T.V point, inset ceiling lights, fitted wardrobe to one wall and wall mounted gas central heated radiator:

BEDROOM THREE 9'8 x 6;'6 (2.95m x 1.83m;'1.83m)



A third beautifully finished bedroom with uPVC window to the front aspect. Finished with installed virgin point, inset ceiling light, wall mounted gas central heated radiator:

EXTERNALLY



Externally this property resides on a sizable plot, boasts tarmac double driveway to the front aspect for two vehicles, external electric car charging point and paved pathway lead to a gated access for the side garden. To the side is a delightful enclosed landscaped stepped garden with flagged patio and partly sectioned lawned areas, boasting an extended patio & built a pergola with roof for extra outdoor living space, there is a useful bin storage caddy (to be purchased separately) Also featuring external security lighting to the front and side, external power points and outside tap. A perfect outdoor space for enjoying the summer months in this super south facing garden: (Please note the shed also can be negotiated)

MANY HIGH SPEC UPGRADES

Please note the owners had many high spec upgrades throughout this property, including all bathroom tiles, spot lighting, hard flooring,

Integrated appliances, kitchen upgrades, external lights, electric car point.

- 4.6k flooring upgrades
 - upgraded tiles in bathroom & w.c
 - black towel rails upgrade
 - black brassware upgrades
 - pyrolytic oven in the kitchen upgraded
 - extra power sockets & external all upgraded
 - external flood light upgraded
 - garden water tap
 - burglar alarm upgraded
 - All super fast fiber- BT-Virgin and Hyperoptic
- Please note these cost the owner over 7,000k as extras

FURTHER PHOTO



A selection of further photos

About The Area

FURTHER INFORMATION ABOUT THE AREA:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Blackmoorfoot is to the south west of Huddersfield town centre. The electoral ward of Crosland Moor and Netherton, in the Colne Valley constituency. The area of Crosland Moor includes Beaumont Park, Crosland Hill and Walpole and has a population of 9,085 according to the 2001 census. Crosland Moor begins at the junction of the Manchester Road A62 and Blackmoorfoot Road the main thoroughfare. The area rises up the hillside to overlook the areas of Milnsbridge and

Golcar in the Colne Valley.

Schools: Moor End Academy (formally Moor End Technology College) is Crosland Moor's secondary school based on Dryclough Road near Beaumont Park. Crosland Moor Junior and Infants schools are also on Dryclough Road.

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 Or lettings@admresidential.co.uk

We also can offer you a virtual viewing.

Please ask the agents for the detail.

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.

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

Council Tax Bands

The council Tax Banding is " C"

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

Tenure

This property we believed is FreeHold!

These is a communal ground charge yer annum for keeping all green space clean and tidy!

Stamp Duty

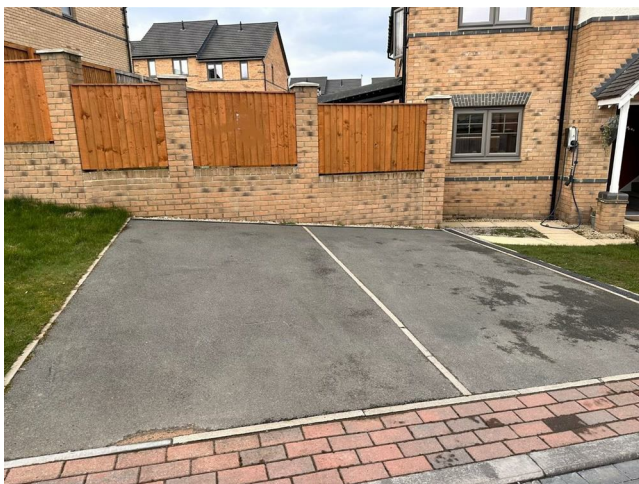
Stamp Duty thresholds raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

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.

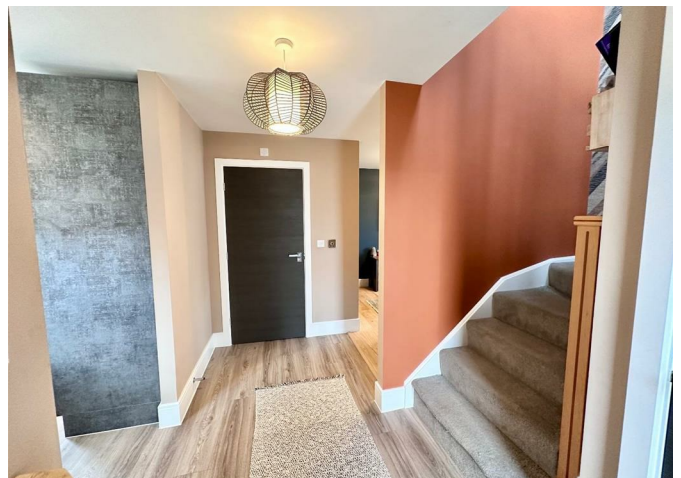
Furniture Can Be Negotiated As Extra

TWO PARKING SPACES

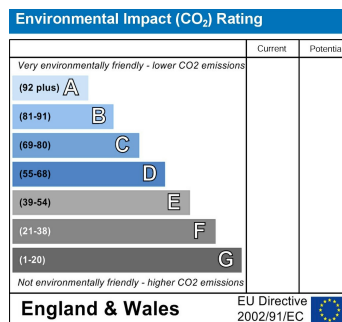
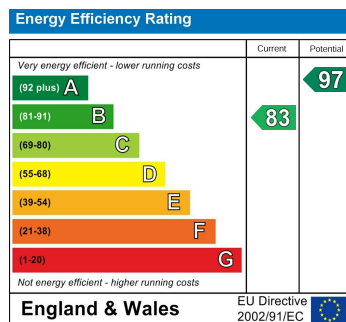


EPC LINK "B"

<https://find-energy-certificate.service.gov.uk/energy-certificate/6832-5537-9000-0968-3206>



Energy Efficiency Graph



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