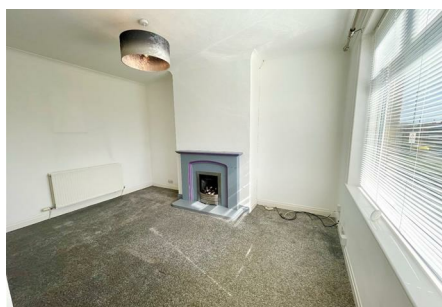




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



89 Rawthorpe Lane, Huddersfield, HD5 9NT

Offers Over £138,000

IDEAL PURCHASE FOR A FIRST TIME BUYER OR INVESTOR A fantastic opportunity has arisen to put your own stamp on this ***TWO DOUBLED BEDROOMS*** end terrace property. Being located in this popular residential area, situated close to all local amenities including shops, well regarded schools and is easily accessible to Huddersfield town and the M62 motorway linking East Lancashire to West Yorkshire. Offering generously sized accommodation throughout and features gas central heating and uPVC double glazing, briefly comprising of: uPVC entrance door, hallway, spacious lounge and door leading to the dining kitchen with access to a pantry. To the first floor landing there is access to a loft hatch and two good sized double bedrooms with a house bathroom. Externally there is a well maintained garden to the front aspect and to the rear there is an enclosed garden with patio and laid to lawn areas as well as external access to further storage and on street parking. ***VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE POTENTIAL THIS PROPERTY HAS ON OFFER*** Call ADM Residential today on 01484 644555 to arrange your viewing appointment! ***VIRTUAL VIEWING AVAILABLE SOON***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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



ENTRANCE DOOR

UPVC entrance door leads to:

HALLWAY

Hallways with staircase rising to the first floor landing and door leading to:

LOUNGE 14'5 x 12'9 (4.39m x 3.89m)



Spacious lounge with uPVC double glazed window overlooking the front garden and allowing an abundance of natural light to fill the room. Featuring a modern fire surround overpainted in grey with inset coal effect living flame gas fire, back and hearth. Finished with coved ceiling and wall mounted gas central heated double panelled radiator. Door leads to:

DINING KITCHEN 13'2 x 12'9 (4.01m x 3.89m)



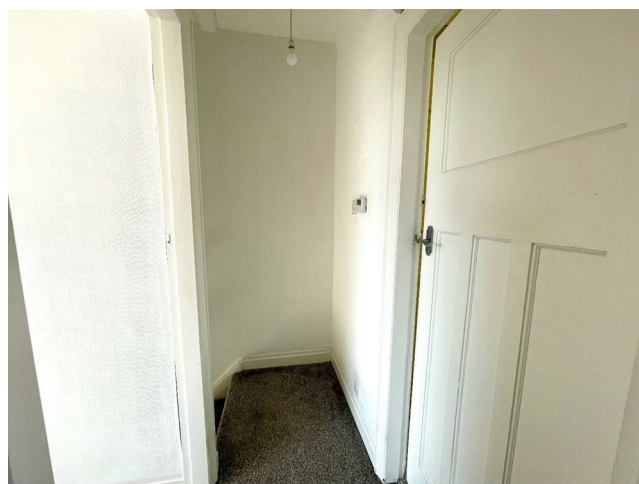
Well appointed dining kitchen with uPVC double glazed window overlooking the rear aspect and uPVC door giving access to the garden. Featuring a matching range of base and wall mounted units in Beech wood effect, roll edged laminate working surfaces and tiled splashbacks with inset stainless steel sink unit, drainer and mixer tap. Integrated electric oven with four ring gas hob and pull out extractor hood over, plumbing for an automatic

washing machine, slim dishwasher and space for a fridge freezer. There is also ample room for a dining table and chairs. Finished with wall mounted double panelled gas central heated radiator. Door leading to:

PANTRY

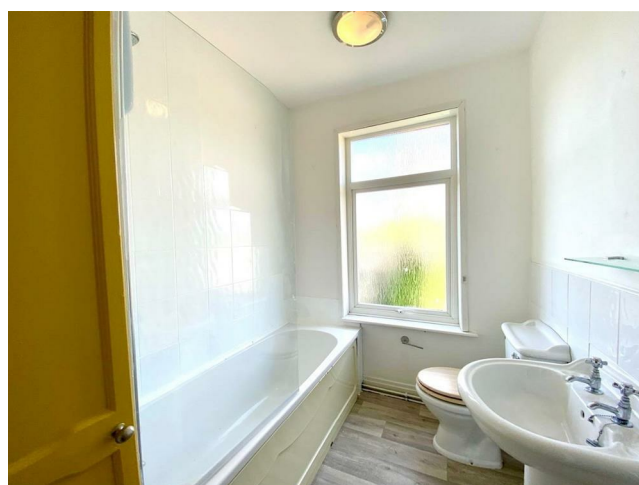
Useful pantry space which houses the fuse box and meters:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with access to a loft hatch and doors leading to all rooms:

HOUSE BATHROOM 8'2 x 6'3 (2.49m x 1.91m)



Partly tiled house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a three piece Victorian style suite in white with chrome effect fittings, comprises of: panelled bath with splash screen and shower over, hand

wash pedestal basin and low level flush w/c. Finished with useful storage cupboard which houses the combi-boiler and wood effect vinyl flooring:

BEDROOM ONE 12'8 x 12'5 (3.86m x 3.78m)



Superb sized double bedroom with uPVC double glazed window overlooking the front aspect. Featuring a unique "hidden" walk-in wardrobe and finished with wall mounted gas central heated radiator:

HIDDEN WALK-IN WARDROBE



A fantastic addition to the property is this "hidden" walk-in wardrobe. Finished with built-in rails, shelves and shoe storage:

BEDROOM TWO 11'1 x 9'9 (3.38m x 2.97m)



Second good sized bedroom with uPVC double glazed window overlooking the rear garden. Finished with wall mounted gas central heated radiator:

EXTERNALLY



Externally the property offers a raised garden to the front aspect with partly flagged and gravelled frontage with lawned area, flower borders and a paved path with charming onward views. To the side, a paved path leads to a wooden gate which opens onto the rear garden, this larger than average, mainly laid to lawn garden which has a flagged path, a paved patio area and fenced boundaries. This is an ideal space for bistro dining and entertaining outdoors during the summer months - an amazing blank canvas with endless possibilities for new owners to design their outdoor space:

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: Netherhall Junior School, Rawthorpe Infant & Nursery School, Netherhall Learning Campus High School, Dalton School Junior Infant

And Nursery

Conveniently located approximately 2.5 miles from Junction 23 of the M62 and not far 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

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/8131-7529-6199-0786-9902>

Tenure

This property is Freehold.

Key Facts For Buyers

https://sprift.com/dashboard/property-report/?access_report_id=4192578

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.

E-SURV HOME BUYERS SURVEYS

We wanted you to know we offer a free quote for a home buyers survey with E-Surv we will arrange a call back from them as soon as possible to help you with the best options.

They have a 5 star rating on TrustPilot, Let`s help

you with the swift transition of your purchase.

Thank you, from the team at

ADM RESIDENTIAL

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.

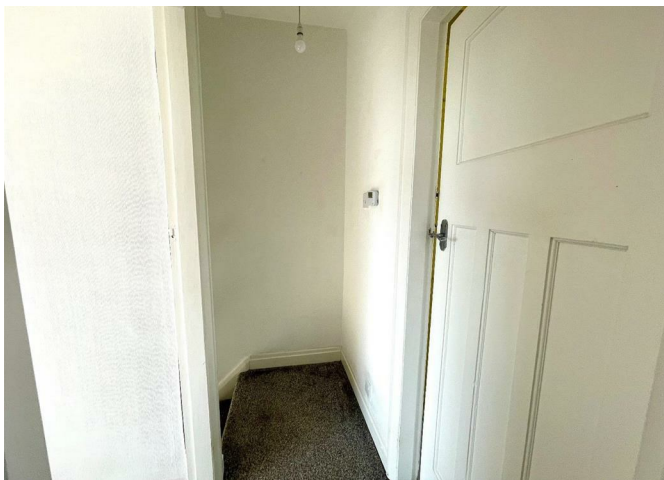
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

COPYRIGHT ADM PARTICULARS

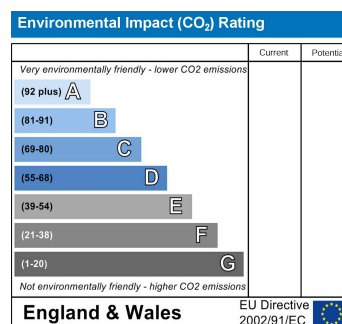
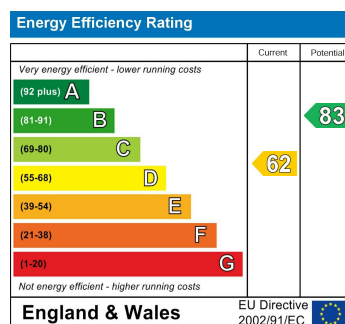
Please Note: Unauthorized reproduction prohibited.

Floor Plan

Please Note we had added a floor plan this is just as a guide only and not to be used as a 100% accurate measurement:



Energy Efficiency Graph



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. 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.