



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 29 Hexham Green, Huddersfield, HD3 4SD

**Offers In The Region Of £160,000**

ADM Residential are pleased to offer to market this larger than average, semi-detached "THREE" bedroom property having been finished to a high standard throughout. Ideally positioned away from the main flow of traffic within the popular residential area of Longwood, close to the neighbouring villages of Golcar and Milnsbridge. Situated near to all local amenities, bus routes and well regarded schools with easy access to the motorway network and surrounding areas. The property benefits from uPVC double glazing and gas central heating throughout with the accommodation briefly comprising of: uPVC entrance door, reception hallway, well appointed kitchen leading onto a second reception/snug area and an open plan lounge/dining. To the first floor landing, three bedrooms and a modern house bathroom with separate w/c. Externally the property offers on street parking with a low maintenance garden to the front aspect and a tiered garden with decked and patio areas to the rear aspect. This property would be ideally suited to the first time buyer or someone looking to expand their property portfolio. Please telephone the agent on 01484-644555 to arrange a viewing today! \*VIRTUAL VIEWING AVAILABLE SOON\*

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)





### ENTRANCE DOOR

UPVC entrance door leads to:

### RECEPTION HALLWAY 11'4 x 6'4 (3.45m x 1.93m)



Welcoming reception hallway with staircase rising to the first floor landing. Featuring coved ceiling, useful under stairs storage, wall mounted gas central heated radiator and finished with wood effect laminate flooring. Doors leading to:

### KITCHEN 10'3 x 7'9 (3.12m x 2.36m)



Well appointed kitchen with uPVC double glazed window overlooking the rear garden. Featuring a matching range of base and wall mounted units in Cream with chrome effect fittings, roll edged laminate working surfaces, complimentary tiled splashbacks and an inset stainless steel sink unit with drainer and pull out mixer tap. There is a cooker point with stainless steel extractor fan over, plumbing for an automatic washing machine and space for an under counter fridge and freezer. Additionally, there is a separate storage cupboard which houses the combi-boiler. Finished with wood effect laminate flooring and doors leading to:

### SNUG/SECOND RECEPTION



A fantastic addition to the property is this second reception/snug area with twin aspect uPVC double glazed windows to the side aspects. Featuring a wall mounted living flame effect electric fire and a wood panelled ceiling. Finished with a wall mounted gas central heated radiator and uPVC door which leads to the rear garden:

### OPEN PLAN 21'11 x 10'1 (6.68m x 3.07m)



Generously sized open plan living/dining space with twin aspect uPVC double glazed windows to the front and rear aspect overlooking the front and rear gardens:



## DINING AREA



Tastefully decorated dining area with uPVC double glazed window overlooking the rear garden, offering ample space for a dining table and chairs. Finished with coved ceiling and wall mounted gas central heated radiator. Archway leads to:

## LOUNGE AREA



Spacious lounge area with uPVC double glazed window overlooking the front aspect. Featuring a modern fire surround with inset living flame gas fire as well as a built-in media unit with storage shelves and cupboards. Finished with coved ceiling, T.V point, telephone point and wall mounted gas central heated radiator:

## TO THE FIRST FLOOR LANDING



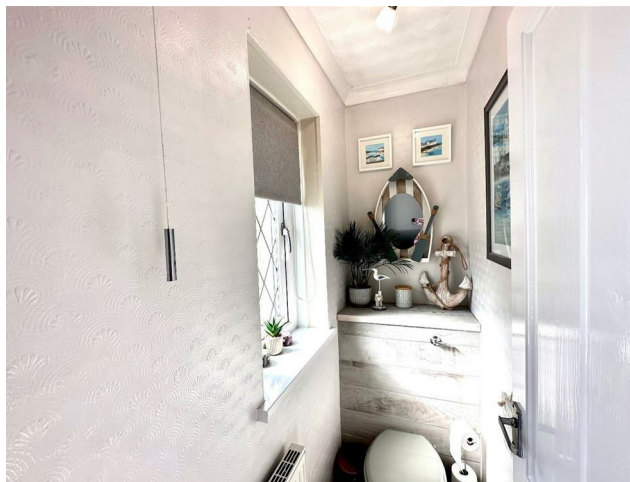
Staircase rises to the first floor landing with uPVC double glazed window to the side aspect, wall mounted electric heater and access to the loft via pulldown ladder. Doors leading to:

## MODERN BATHROOM 5'8 x 4'9 (1.73m x 1.45m)



Partly tiled house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a two piece bathroom suite in white with chrome effect fittings, comprises of: a panelled bath with electric shower over and vanity unit with inset hand wash basin. Finished with wall mounted chrome heated towel radiator and vinyl effect flooring:

## SEPARATE W/C 5'9 x 2'7 (1.75m x 0.79m)

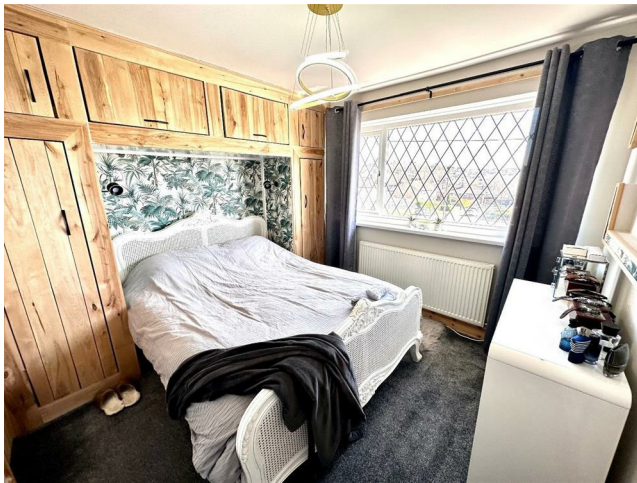


Benefitting from a separate w/c with uPVC double



glazed opaque window to the side aspect and finished with vinyl effect flooring:

#### **BEDROOM ONE 10'4 x 9'8 (3.15m x 2.95m)**



Good sized double bedroom with uPVC double glazed window overlooking the front aspect with onward views of the Longwood area. Finished with coved ceiling and a wall mounted gas central heating radiator:

#### **BEDROOM TWO 11'1 x 9'8 (3.38m x 2.95m)**



Second good sized double bedroom with uPVC double glazed window to the rear aspect. Featuring twin built-in storage cupboards and finished with coved ceiling, dado rail and wall mounted gas central heated radiator:

#### **BEDROOM THREE 7'8 x 6'8 (2.34m x 2.03m)**



Third bedroom with uPVC double glazed window overlooking the front aspect. Finished with bulk-head storage and wall mounted gas central heated radiator:

#### **EXTERNALLY 4'11"x5'7" (1.50x1.70)**



Externally the property boasts a laid to lawn frontage with hardstanding path leading to the front and side aspects, finished with fenced and mature hedge boundaries and on street parking. To the rear, the property offers a pebbled seating area with stone steps leading to a tiered, mainly laid to lawn garden with a decked seating area and a further patio area - ideal for bistro dining and enjoying the summer months. Additionally, there is a useful storage shed, finished with fenced and hedged boundaries:

#### **ABOUT THE AREA**

Longwood area is located close to the village of Golcar in Colne Valley. The area is situated near villages such as Milnsbridge, Paddock and Lindley with one bus route to the town centre of Huddersfield and easy access to the A62.

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

Local Schools: Golcar Junior, Infant & Nursery



School, St. John's C of E Junior & Infant School. High schools near Golcar are Colne Valley High School, Royds Hall High School and Salendine Nook High 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)

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **Tenure**

The property has two titles, one of Freehold and one of Leasehold.

Solicitors will need to confirm, but as of approximately 2000 the property was 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.

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2310-2562-1714-2167-1283>

### **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.

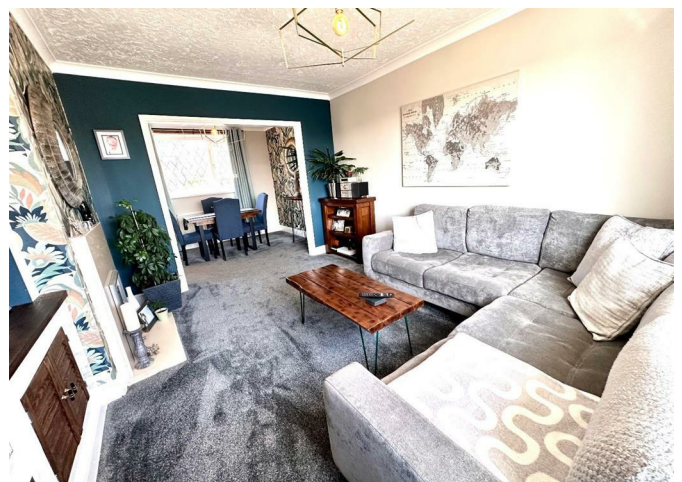
### **BOUNDARIES AND OWNERSHIPS**

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.

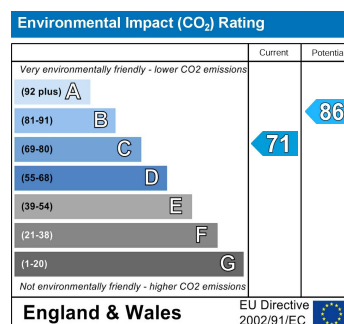
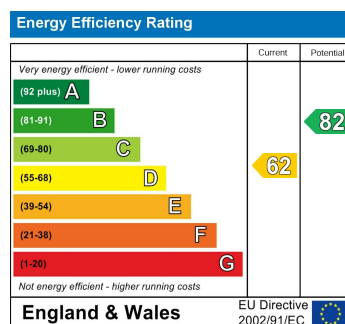
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## Energy Efficiency Graph



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