



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



**14 Lindley Street, Huddersfield, HD3 4QU**

**Asking Price £167,500**

**\*NEW TO MARKET\*** This larger than average, stone built terrace property with three good sized bedrooms and stunning onward views. Ideally positioned away from the main flow of traffic within the popular residential area of Milnsbridge, close to the neighbouring village of Golcar. 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, entrance vestibule, well appointed lounge, spacious dining kitchen with access to a cellar. To the first floor landing, two good sized double bedrooms and a modern house bathroom. To the second floor is the third double bedroom with built-in under eaves storage. Externally the property offers on street parking with a low maintenance garden to the front aspect and a tiered garden with paved patio areas to the rear aspect. Ideally suited to the first time buyer or property investor, viewings are highly recommended to appreciate the potential on offer. Please telephone the agent on 01484-644555 to arrange a viewing today! **\*VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY\*** **\*PLEASE ENSURE THAT YOU READ THE IMPORTANT INFORMATION SECTION\***

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

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### ENTRANCE DOOR

UPVC entrance door with feature opaque glass panel leads to:

### VESTIBULE

Entrance vestibule with staircase rising to the first floor landing, finished with wood effect vinyl flooring. Door leading to:

### LOUNGE 14'22 x 13'54 (4.27m'6.71m x 3.96m'16.46m)



Well pointed lounge with uPVC double glazed window overlooking the front garden allowing an abundance of natural light to fill the room. Featuring a modern fire surround with inset living flame gas fire, tiled effect back and hearth. Finished with original cornice and coved ceiling, feature vertical wall mounted gas central heated radiator and wood effect vinyl flooring. Door leads to:

### DINING KITCHEN 14'4 x 14'2 (4.27m'1.22m x 4.27m'0.61m)



Spacious dining kitchen with uPVC double glazed window and wood stable door providing access to the rear garden. Featuring a matching range of base and wall mounted units in High Gloss Cream, laminate working surfaces with integral breakfast bar, inset one and a half bowl resin sink unit with drainer and flexi mixer tap. Inset five ring gas hob, integrated undercounter fridge and ample room for a dining table and chairs. Finished with vertical wall mounted gas central heated radiator and wood effect laminate flooring. Door leads to:

### CELLAR 16'7 x 14'3 (4.88m'2.13m x 4.27m'0.91m )



Staircase descends to a large cellar room which houses the combi-boiler, meters, fusebox and original cold stone slab. Finished with wall mounted gas central heated radiator:

### TO THE FIRST FLOOR LANDING 14'1 x 5'3 (4.27m'0.30m x 1.52m'0.91m )



Staircase rises to the first floor landing with a further staircase leading to the third bedroom and doors leading to:

**HOUSE BATHROOM 11'05 x 5'i1  
(3.35m'1.52m x 1.52m'i0.30m)**



Fully tiled, modern house bathroom with uPVC double glazed opaque window to the rear aspect. Featuring a three piece suite in white with chrome effect fittings, comprises of: P-shaped panelled bath with shower attachment, electric shower over and glass splash screen, vanity hand wash basin and low level flush w/c. Finished with built-in storage cupboard, wall mounted chrome heated towel rail and wood effect laminate flooring:

**BEDROOM ONE 14'18 x 13'61 (4.27m'5.49m  
x 3.96m'18.59m)**



Generously sized double bedroom with uPVC double glazed window overlooking the front aspect with onward views. Finished with wall mounted gas central heated radiator:

**BEDROOM TWO 11'2 x 7' (3.35m'0.61m x  
2.13m')**



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

**BEDROOM THREE 14'1 x 12'8 (4.27m'0.30m  
x 3.66m'2.44m)**



Staircase rises to the third bedroom with velux window to the front aspect. Featuring built-in under eaves storage cupboards and finished with wall mounted gas central heated radiator:

**EXTERNALLY**



Externally the property boasts a flagged patio garden to the front aspect with mature shrubs, finished with paved path, stone wall boundaries and on street parking. To the rear, the property offers an enclosed, flagged patio area with steps leading to a tiered garden consisting of two paved



patio areas and an astro-turf section - ideal for bistro dining and enjoying the summer months. Finished with a gate providing access to the rear and fenced boundaries:

### **IMPORTANT INFORMATION**

Please be aware: The property is to be fully marketed until exchange of contracts. The property may also remain open to potential higher offers up until exchange, unless otherwise agreed.

### **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: Crow Lane Primary & Foundation Stage School, Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Salendine Nook High School Academy

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 - 01484 644555 or our office mobile on Mobile Number 07780446202

Email - [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

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### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8635-7427-5400-0287-7292>

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **Tenure**

This property is Leasehold.

Lease Start Date: 26/10/1900

Lease End Date: 25/12/2898

Lease Term: 999 years from 25 December 1899

Lease Term Remaining: 874 years

### **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.

### **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**

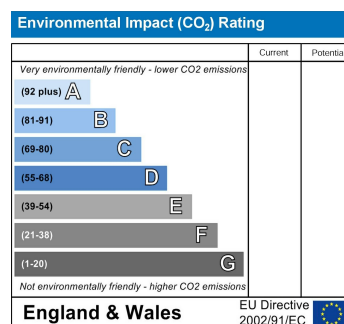
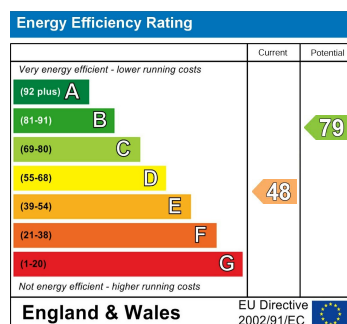
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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## Energy Efficiency Graph



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