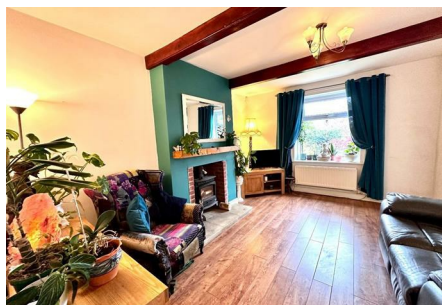




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 8 Longwood Road, Huddersfield, HD3 4EZ

### Offers Over £140,000

ADM Residential are delighted to offer \*FOR SALE\* this stone built, three bedroom, cottage style end terrace which is situated in the ever popular residential area of Longwood in Huddersfield, ideally positioned for easy access to the Huddersfield Royal Infirmary, M62 motorway networks, local amenities and highly recommended schools. The property boasts charming features as well as being newly decorated throughout and would make a great starter home for the first time buyer or an investment purchase. The property boasts gas central heating and uPVC double glazing throughout and briefly comprises of: entrance composite door, welcoming hallway, spacious lounge and modern dining kitchen with uPVC door leading to the rear, there is also access to the cellar rooms. To the first floor there are three bedrooms and a partly tiled house bathroom. Externally, the property offers cottage style garden to the front and patio garden to the rear with on street parking. Telephone the agent today to arrange your viewing on 01484 644555! \*NOT TO BE MISSED!\* \*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



A composite entrance door with opaque feature glass panels leads to:

### HALLWAY



### LOUNGE 15'8 x 12'2 (4.78m x 3.71m)



Well appointed and beautifully decorated lounge

with uPVC double glazed window overlooking the front garden. Featuring a charming wood burning stove with brick back and stone hearth with a rustic railway sleeper mantel. Finished with original beams to the ceiling, T.V point, telephone point, wall mounted gas central heated radiator and Karndean flooring. Door leads to:

### CELLAR ROOMS

Staircase descends to useful cellar rooms with vaulted ceilings, housing for the meters and fuse box:

### DINING KITCHEN 15'1 x 8'7 (4.60m x 2.62m)



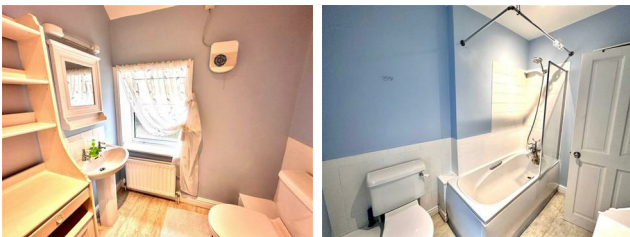
Set to the rear of the property is this modern, newly decorated dining kitchen with uPVC double glazed window and door leading out to the rear garden. Featuring a matching range of base and wall mounted units in Cream with brushed chrome effect fittings, wood effect laminate working surfaces, tiled splashbacks and inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven with four ring gas hob and stainless steel extractor hood over. There is also plumbing for an washing machine, space for under counter fridge and freezer and room for a dining table and chairs. Another lovely feature to this dining kitchen is the inglenook fireplace. Finished with wall mounted gas central heated radiator and tiled flooring:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with doors leading to all rooms:

## HOUSE BATHROOM 9'3 x 5'6 (2.82m x 1.68m)



This charming, partly tiled 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: panelled bath with shower attachment over and glass splash screen, hand wash pedestal basin with hot and cold taps and a low level flush w/c. Finished with wall mounted extractor fan, wall mounted gas central heated radiator and wood effect vinyl flooring:

## BEDROOM ONE 12'5 x 8'5 (3.78m x 2.57m)



L-shaped, primary double bedroom with uPVC double glazed window overlooking the front

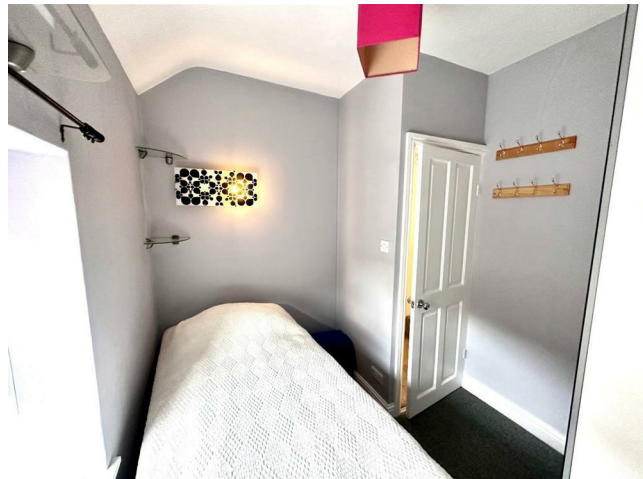
aspect. Featuring a useful walk in wardrobe and finished with picture rail and wall mounted gas central heated radiator:

## BEDROOM TWO 11'9 x 6'3 (3.58m x 1.91m)



Second double bedroom with uPVC double glazed window overlooking the rear aspect. Featuring bulk head storage and access to the loft via a pull down hatch. Finished with picture rail, wall mounted lighting and wall mounted gas central heated radiator:

## BEDROOM THREE 8'3 x 8'3 (2.51m x 2.51m)



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

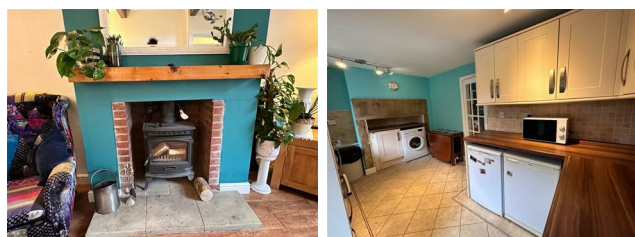
## EXTERNALLY



Externally the property boasts a wonderful, well stocked, cottage-style garden to the front aspect with steps descending to a laid to lawn area with

mature shrubs and flowers. Finished with an outdoor security light, flowerbed borders and fenced boundaries - this is an ideal space for the keen gardener. To the rear is a paved patio seating area perfect for enjoying the summer evenings with a drink. Finished with an outdoor tap, gated access and stone wall boundaries. There is gated access to a shared area which had been used by the current owner for gardening. Parking is available on street:

### FURTHER PHOTOGRAPHS



Further photographs:

### 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: Luck Lane, A SHARE Primary Academy, Royds Hall, A SHARE Academy, Crow Lane Primary & Foundation Stage School, Huddersfield Grammar School & Nursery, Reinwood Infant & Nursery 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- 01484 644555 or our office mobile on Mobile Number 07780446202

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

This property is 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/8402-5844-2629-2027-1863>

### 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

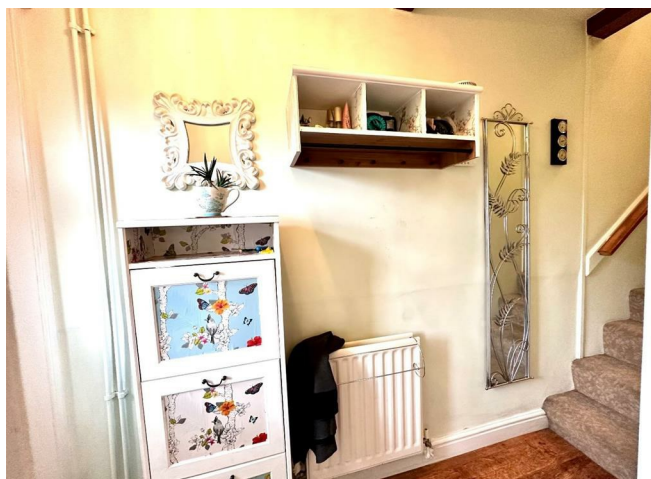
furnishings.

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.

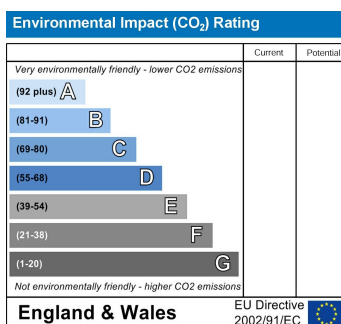
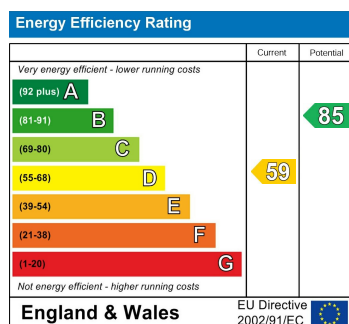
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph



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