



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT

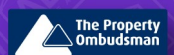


## 4 Waterside Mill Parkwood Road, Huddersfield, HD3 4ZN

### Offers In The Region Of £125,000

**\*REDUCED\* \*OFFERED FOR SALE\*** By ADM Residential is this one bedroom, luxury apartment set on the lower ground floor, benefitting from a stunning scenic valley position in the conservation area of Longwood in Waterside Mill. This ground floor apartment is energy efficient and easy to maintain and features tall windows and a balcony overlooking the attractive mill pond. Ideally situated close to the local village amenities, regular bus routes to Huddersfield town centre and offers easy access to the M62 Motorway networks as well as access links to surrounding areas. This apartment will suit an array of buyers, boasting a security intercom system and enclosed gated parking space, boasting gas central heating and double glazing the accommodation briefly comprises of: Entrance door leading to the reception hallway with useful storage cupboards and access to the combi- boiler, open plan lounge/kitchen/dining room with an abundance of natural light from the charming decked balcony overlooking the Mill Pond, boasting a well designed tastefully appointed modern kitchen area with integral appliances, one double bedroom and a contemporary bathroom. Externally, there is a balcony overlooking the mill pond, communal grounds and an allocated parking space. "VIEWINGS ARE ESSENTIAL AND NOT TO BE MISSED" Call ADM Residential on 01484 644555 to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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[www.admresidential.co.uk](http://www.admresidential.co.uk)





## COMMUNAL ENTRANCE



From the car park to the rear of the building, a communal entrance door with security intercom system gives access into the building. The apartment is located on the lower ground floor, doors leading to:

### LOBBY

Lobby offers staircase descending to the lower level, door leads to:

### ENTRANCE DOOR



Entrance door leading to:

### HALLWAY



An entrance hallway with access to all rooms and

two useful storage cupboards, one of which houses the combi-boiler, having a wall mounted security intercom system and wall mounted gas central heated radiator:

### OPEN PLAN LIVING

A well appointed, tastefully decorated, open plan lounge/dining kitchen with double glazed wood windows and door leading onto the balcony which over looks the stunning waterside setting:

### MODERN KITCHEN AREA



This modern fitted kitchen featuring an excellent range of contemporary base and wall units in High Gloss White with contrasting brushed chrome effect fixings, complementary Walnut effect roll edge laminate working surface with tiled splash back, inset stainless steel sink unit with mixer taps. Integrated stainless steel electric double oven and four electric hob with stainless steel extractor hood over. Integrated fridge freezer, dishwasher and washing machine, finished with under unit LED lighting and wood effect vinyl flooring:

### LOUNGE/DINING AREA



Well appointed open plan lounge/dining area with double glazed windows and door leading to the balcony which overlooks the front aspect. Finished

with TV point, telephone point and wall mounted gas central heated radiator:

## BATHROOM



A partly tiled, modern three piece bathroom suite in white with chrome effect fittings comprising of: tiled bath with shower over and splash screen, hand wash pedestal basin and a low level flush w/c. Finished with extractor vent, wall mounted gas central heated radiator and wood effect flooring:

## BEDROOM ONE



A large double bedroom with a double glazed wood window to the front aspect taking full advantage of the waterside setting and a wall mounted gas central heated radiator:

## EXTERNALLY



Externally this apartment offers a charming balcony which overlooks the waterside setting and onward views, additionally there is a communal area with allocated parking space:

## ABOUT THE AREA

About the area are as follows:

Local schools are: Beech Early Years Infant and Junior School, St John's Church of England Voluntary Aided Junior and Infant School. Crow Lane Primary and Foundation Stage School, Golcar Junior Infant and Nursery School, Cowlersley Primary School, Reinwood Community Junior School, Reinwood Infant and Nursery School, Wellhouse Junior and Infant School. The property is located in Longwood village, some 2.5 miles (4.0 km) west of Huddersfield town centre and having good access to the M62 motorway links as well as being close to the local amenities of neighbouring Golcar and Lindley.

## 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)

## EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/1732-1029-2209-0074-2296>

## 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.

Annual service charges, paid quarterly, are £1,677.  
Ground rent, paid semi annually, is £150.

### **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.

### **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.

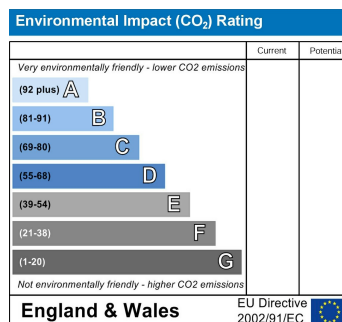
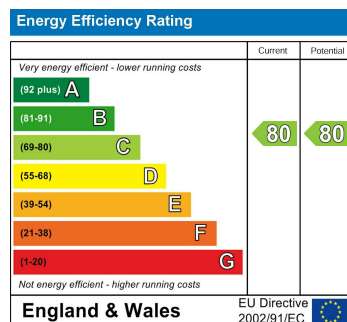
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## Energy Efficiency Graph



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