



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 102 Crosland Hill Road, Huddersfield, HD4 5NZ

### Offers Over £205,000

This is a delightful Grade II listed \*TWO BEDROOM\* stone built, traditional cottage which is offered \*FOR SALE\* boasting charming features throughout with an extensive garden to the rear. This property is set within this much sought after, semi-rural location of Blackmoorfoot being positioned away from the main flow of traffic with off street parking to the front aspect for two vehicles. Ideally located for easy access to all village amenities, local schools, bus routes and easy access to the M62 motorway network. Being immaculately presented throughout, boasting gas central heating and double glazing throughout, the accommodation briefly comprises of:- entrance door, spacious lounge with multi-fuel stove and a well appointed dining kitchen. To the first floor landing, two double bedrooms and a beautifully finished house bathroom. Externally there is a low maintenance garden to the front aspect with an extensive garden to the rear offering ample space for the keen gardener. A full internal inspection is highly recommended to appreciate the rustic accommodation on offer! Please call the agent today on 01484 644555 to arrange your viewing! \*NOT TO BE MISSED\*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ  
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## ENTRANCE DOOR

Entrance six panelled solid wood door leads to:

## LOUNGE WITH INGLENOOK



Characterful lounge with double glazed mullion windows overlooking the front garden. Featuring a charming inglenook fireplace with inset gas stove, stone back and hearth. Finished with original wood beams to the ceiling, T.V point, telephone point and wall mounted gas central heated radiator. Door leads to:

## DINING KITCHEN



Well appointed, rustic cottage style dining kitchen with double glazed windows and door leading out into the rear garden. Featuring a matching range of base and wall mounted units in yellow with roll edged laminate working surfaces, inset stainless steel sink unit with drainer and mixer tap. Gas cooker point with black extractor hood over, plumbing for an automatic washing machine, space for a dishwasher and fridge freezer. Additionally, there is a charming inglenook fireplace with wood back and space for a dining table and chairs. Finished with inset ceiling spotlighting, wall mounted combi-boiler, T.V point, wall mounted gas central heated radiator and tiled effect vinyl flooring.

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with double glazed window overlooking the rear aspect and exposed stone feature wall. Finished with spindle balustrade, wall mounted gas central heated radiator and doors leading to all rooms:

## BATHROOM



Recently fitted and beautifully finished, partly tiled bathroom with double glazed opaque window set to the rear aspect. Featuring a four piece suite in white with chrome effect fittings, comprises of: traditional style roll top bathtub with shower attachment, walk-in double shower cubicle with mains fitted shower over, hand wash pedestal basin and low level flush w/c. Finished with original beams to the ceiling, wall mounted chrome heated towel rail and tiled flooring:

## BEDROOM ONE



Generously sized primary double bedroom with double glazed windows overlooking the front aspect. Featuring stunning original wood beams to the ceiling and ornamental fireplace. Finished with original wood flooring and wall mounted gas central heated radiator:

## BEDROOM TWO



Second double bedroom with double glazed window overlooking the front aspect. Featuring an exposed stone chimney breast with inglenook fireplace. Finished with original wood beams to the ceiling and wall mounted gas central heated radiator:

## EXTERNALLY



Externally the property offers a low maintenance, pebbled garden to the front aspect with paved patio area and off road parking for two vehicles. Finished with stone wall and fence boundaries. To the rear is an extensive garden making it the perfect space for the keen gardener. Offering a paved patio area with paved pathways and stepping stones leading to the bottom of the garden, featuring an abundance of mature shrubs, plants and trees. Additionally there is a useful storage shed with a pebbled patio area to the side, ideal for bistro dining during the summer months. Finished with fenced boundaries:

## FURTHER EXTERNAL PHOTOGRAPHS



A selection of further external 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: Moor End Academy, Oak Primary School, Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Luck Lane, A SHARE Primary Academy, Castle Hill 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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0749-2854-6591-2090-4821>

### **Council Tax Bands**

The council Tax Banding is "C"

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

### **Tenure**

This property is Leasehold.

Lease Start Date: 01/08/1888

Lease End Date: 01/07/2887

Lease Term: 999 years from 1 July 1888

Lease Term Remaining: 862 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.

### **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.

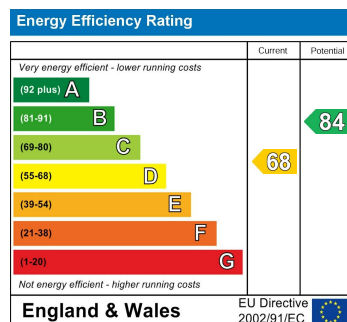
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## Energy Efficiency Graph



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