



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 72 Heaton Road, Huddersfield, HD1 4JB

### Offers Over £325,000

An attractive detached property offered for sale by ADM Residential with \*THREE BEDROOMS\* with modern fitted bathroom and access to a garage via substantial garden. Offering easy access to the local communities of Paddock, Marsh and Lockwood of Huddersfield, perfectly positioned for well regarded schools, walks and great access to Huddersfield Town centre. This spacious accommodation is set over two floors, boasting gas central heating with double glazing, briefly comprises of: Reception hallway, two spacious reception rooms, galley kitchen and access to a keeping cellar. To the first floor landing with access to a loft via pull down ladders, there are three bedrooms and a newly fitted modern house bathroom. Externally boasting elevated garden to the front aspect and an extensive elevated garden to the rear with access to a single detached garage. The combination of space, comfort, and location makes this detached house a wonderful place to call home and presents an excellent opportunity for families and individuals alike. Do not miss the chance to view! Contact ADM Residential on 01484 644555 to arrange your viewing today!

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, 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 with featured opaque glass panel leads to:

### HALLWAY



Hallways with staircase rising to the first floor landing. Finished with picture rail, wall mounted double panelled gas central heated radiator and doors leading to:

### LOUNGE 12'10x 12'6 (3.66m'3.05mx 3.66m'1.83m)



Spacious, neutrally decorated lounge with uPVC double glazed window overlooking the front aspect allowing an abundance of natural light to fill the room. Finished with coved ceiling, T.V point, telephone point and twin aspect wall mounted gas central heated radiators:

### SECOND RECEPTION ROOM



Well appointed, second reception room with uPVC double glazed window overlooking the rear garden. Finished with coved ceiling, T.V point, telephone point and wall mounted double panelled gas central heated radiator:

### KITCHEN 14'6 x 7'6 (4.27m'1.83m x 2.13m'1.83m)



Recently fitted, tiled galley style 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 soft grey with chrome effect fittings, wood effect laminate working surfaces, tiled splash backs 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, plumbing for an automatic washing machine and space for a fridge freezer. Finished with wood effect vinyl flooring:

## TO THE FIRST FLOOR LANDING



Staircase rises to the first floor landing with uPVC opaque double glazed window to the side elevation. Offering access to the loft via pulldown ladders, finished with coved ceiling and doors leading to:

## HOUSE BATHROOM 8'8 x 5'6 (2.44m'2.44m x 1.52m'1.83m)



Fully panelled, newly fitted house bathroom with uPVC opaque double glazed window to the rear elevation. Featuring a three piece suite in white with onyx effect fittings, comprising of: panelled bath with electric shower over and glass splash screen, hand wash vanity basin with waterfall tap and low level flush w/c. Finished with wall mounted extractor fan, wall mounted heated towel rail and tiled flooring:

## BEDROOM ONE 13'3 x 10'6 (3.96m'0.91m x 3.05m'1.83m )



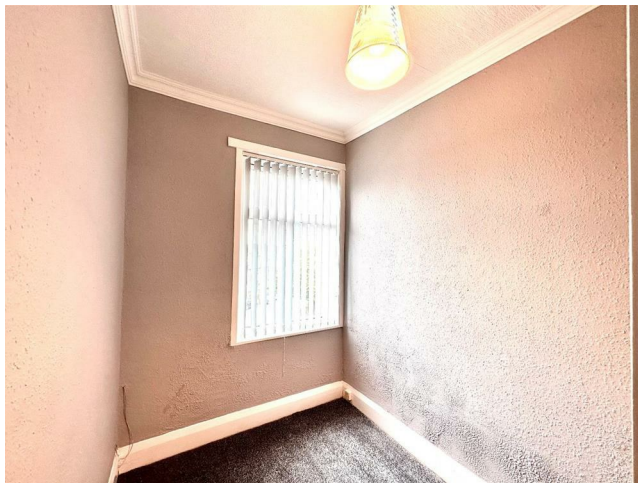
Superb sized double bedroom with uPVC double glazed window overlooking the front aspect. Featuring built-in wardrobes, storage cupboards and vanity dresser to one wall. Finished with coved ceiling, picture rail and wall mounted double panelled gas central heated radiator:

## BEDROOM TWO 13' 2 x 10'6 (3.96m' 0.61m x 3.05m'1.83m)



Second double bedroom with uPVC double glazed window overlooking the rear garden. Featuring L-shaped built-in sliding door wardrobes. Finished with coved ceiling, picture rail and wall mounted double panelled gas central heated radiator:

### BEDROOM THREE 8'9 x 5'9 (2.44m'2.74m x 1.52m'2.74m )



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

### EXTERNALLY



Externally the property boasts a raised garden to the front aspect with steps leading to the side and rear. To the rear is an enclosed, extensive paved patio area perfect for entertaining guests and bistro dining during the summer months. Steps lead to multiple tiered sections with both flagged areas and laid to lawn areas. Additionally, there is an outdoor shed and steps leading up towards the single detached garage, with access to an unadopted track. Finished with outdoor tap, security light and fenced boundaries:

### 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: Paddock Junior, Infant & Nursery School, Salendine Nook High School Academy, Royds Hall, A SHARE Academy, Huddersfield Grammar School & Nursery

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)

### IMPORTANT INFORMATION

Please be aware: part of the rear garden is leased from the Kirklees Council at an annual fee, however there is the option to purchase this outright.

### Council Tax Bands

The council Tax Banding is "C"

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/8409-8136-8622-0597-9703>

#### **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.

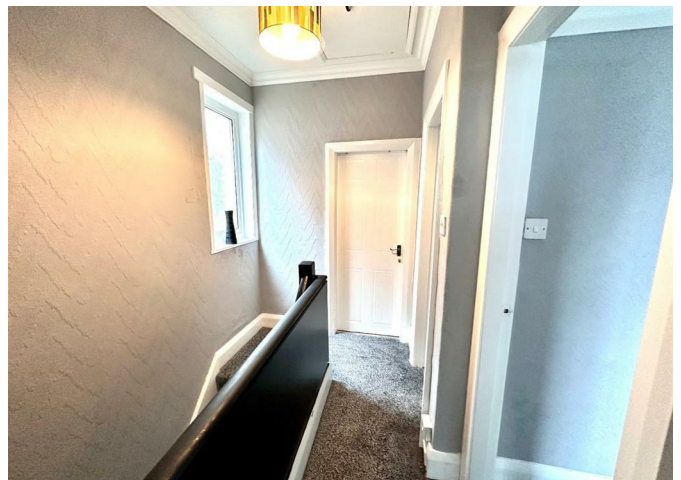
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

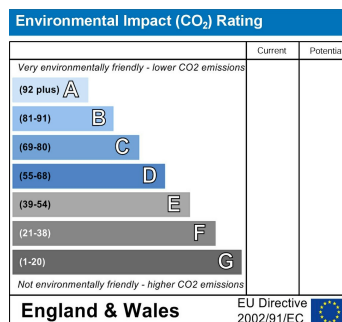
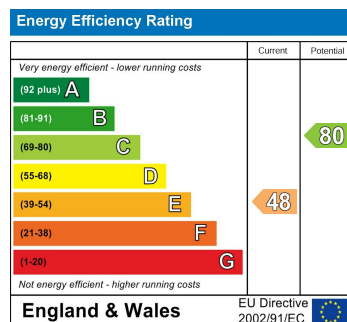
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## Energy Efficiency Graph



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