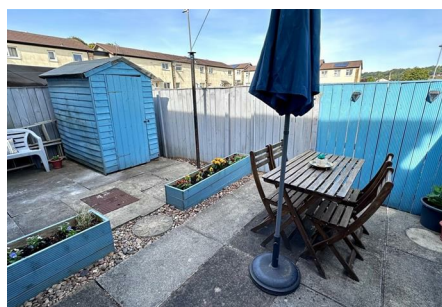




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



111 Longfield Avenue, Huddersfield, HD7 4AZ

Asking Price £160,000

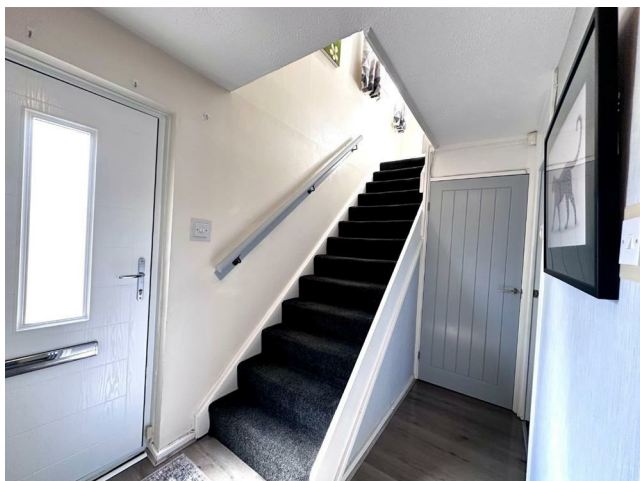
PRICED TO SELL* immaculately presented throughout, this stunning THREE Bedroom, Family sized Town House with patio garden to rear and off street parking. Situated in this popular residential area of Golcar, on the fringes of Milnsbridge, Ideally located for a choice of local nursery, schools, shops and amenities within the village centre. Good transport links to Huddersfield Town Centre and motorway network to M62 Leeds and Manchester. The property benefits from d/glazing, gas c/heating. Briefly comprises: Entrance composite door leads to the Hallway, large dining kitchen with a well designed High spec kitchen, modern well presented lounge, useful office room. To the first Floor landing, three good size bedrooms and family bathroom with separate w.c. Externally there are gardens to front and rear with south west facing patio gardens, on street parking to front. Viewing is highly recommended to appreciate this generous accommodation on offer.

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ

T: 01484 644555 | E: sales@admresidential.co.uk
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ENTRANCE DOOR



Entrance composite dual colour security door with opaque glass feature, leads to:

HALLWAY



Entrance hallway, with open feature staircase leading to the first floor landing, finished with laminated flooring, doors leading too:

KITCHEN AREA



Beautifully style kitchen with Upvc window to front elevation featuring a matching range base and wall units in High Gloss ivory white with complimentary roll edge working surfaces, inset stainless steel sink unit and drainer, tiled splash backs, integral

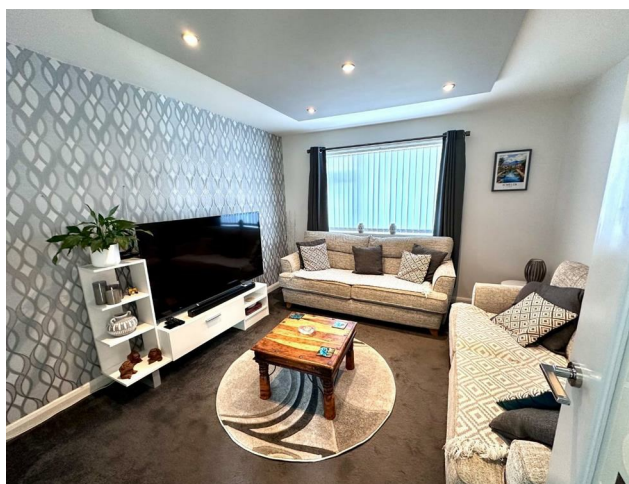
electrical oven, four ring electric induction hob, plumbing for washing machine, space for a fridge freezer, finished with ceiling spot lights and laminated wood effect flooring, door leads rear garden;

LARGE HIGH -SPEC DINING/ KITCHEN



A great sized dining kitchen with Upvc windows and door leading to the rear patio garden, featuring wall mounted gas central heated radiator and tiled flooring, please note the fridge freezer can be purchased with further negotiation.

LOUNGE



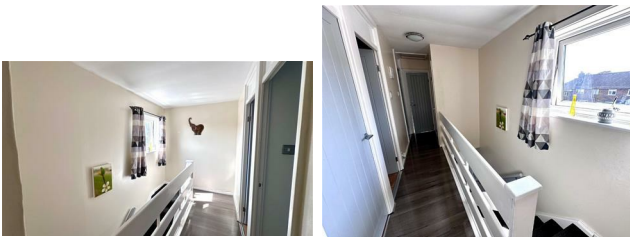
A beautifully appointed, good size modern lounge with uPVC window over looking the rear elevation and garden. Finished with recess ceiling spot lighting, TV point, Telephone point and gas central heating radiator.

OFFICE



Set to the side aspect is this useful office space,, prefect for working from home, featuring uPVC window to the side aspect, wall mounted combi-boiler, alarm panel:

TO THE FIRST FLOOR LANDING



To the first floor L-shaped landing, uPVC window to side aspect, access to a loft hatch, doors leading too :

BEDROOM ONE



Tastefully decorated, primary double bedroom with uPVC window to rear elevation, Internet access, finished with gas central heating radiator:

BEDROOM TWO



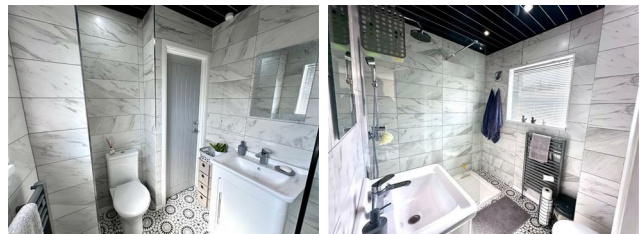
A second good sized bedroom with uPVC window to front elevation, finished with wall mounted gas central heating radiator: and laminated wood effect flooring:

BEDROOM THREE



A second good sized double bedroom with uPVC window to front elevation, finished with wall mounted gas central heating radiator ad laminated flooring:

HOUSE BATHROOM



A fully tiled, modern finish house bathroom with three piece modern bathroom suite in white comprising of double shower cubical with mains fitted water fall shower over, hand wash vanity basin, heated chrome towel rail and w/c finished with chrome fittings, panelled ceiling with reassess spot lights and vinyl flooring.

SEPARATE W/C



A separate w.c, with opaque uPVC window to rear aspect, consist of a low level flush, and hand wash vanity basin, finished with wall mounted gas central heated radiator, and vinyl flooring:

EXTERANLLY



The property benefits from enclosed laid to lawn gardens to front, with patio area, fenced garden boundaries, flagged paths. To the rear: enclosed rear facing flagged patio garden with a gravelled sections and boxed planter. Outdoor shed can be purchases under further negotiations:

PARKING

Parking space outside the property:

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DISCLAIMER

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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.

Tenure

This property is (FREE HOLD)

Stamp Duty

As of April 1, 2025, Stamp Duty Land Tax (SDLT) in England and Northern Ireland has reverted to lower thresholds. For 2026, standard rates apply, with 0% on properties up to £125,000 and 2% up to £250,000. First-time buyer relief is restricted to homes under £500k, with 0% up to £300,000 and 5% up to £500,000.

Key Stamp Duty Rates (England/NI) – 2026

- 0%: Up to £125,000 (First-time buyers up to £300,000).
- 2%: Portion between £125,001 and £250,000.
- 5%: Portion between £250,001 and £925,000.
- 10%: Portion between £925,001 and £1.5 million.
- 12%: Portion above £1.5 million.

First-Time Buyer Relief (2026)

- 0% on properties costing up to £300,000.
- 5% on properties costing between £300,001 and £500,000.
- No relief is available for properties over £500,000.

About The Area GOLCAR

Local schools in the Golcar area are as follows: 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

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 Or lettings@admresidential.co.uk

We also can offer you a virtual viewing which can be downloaded via the youtube link.

Please ask the agents for the detail.

Council Tax Bands

The council Tax Banding is " "

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

BOUNDARIES AND OWNERSHIPS

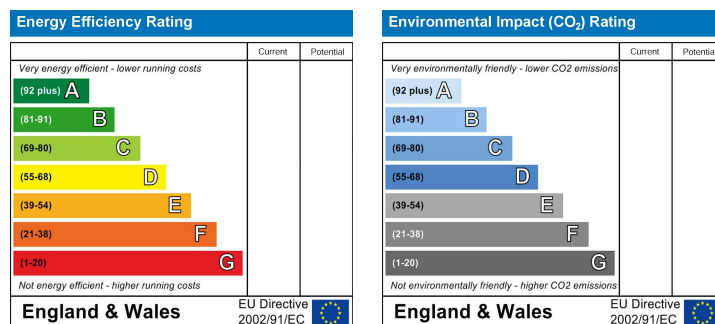
Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of

way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

EPC ON ORDER

Floor Plan

Energy Efficiency Graph



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