MCDERMOTT & CO
THE PROPERTY AGENTS

£485,000

10 Herons Reach, Greenfield, OL3 7FU

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McDermott & Co are delighted to bring to the market this beautifully presented stone built 4 bedroom modern family home offering spacious, high-quality accommodation finished to an excellent standard throughout and set across 3 floors. With scenic views from every angle overlooking both Huddersfield Narrow Canal and the River Tame. Situated on the sought after Herons Reach an award winning development built in 2021.

The property features a bright, contemporary and spacious open plan dining kitchen / lounge area, fitted with stylish shaker-style cabinetry, complementary wood-effect work surfaces and a full range of integrated appliances. Large windows provide excellent natural light, creating a welcoming and practical heart of the home ideal for both everyday living and entertaining, with patio doors seamlessly connecting the outdoor area.

The accommodation is well-proportioned and thoughtfully arranged, offering generous living space suited to modern family requirements. The bedrooms are spacious and versatile, providing flexibility for family use, guest accommodation or home working.

Entrance Hallway
4.18 x 1.15 (1.22m.5.49m x 0.30m.4.57m)
Entrance hallway with wood effect flooring, off to downstairs WC, carpeted stairs off to the first floor.

Downstairs WC
6'3" x 3'2" (1.91 x 0.97)
Front facing comprising of low level WC and basin, with wood effect flooring and a heated towel rail.

Kitchen
14'11" x 7'7" (4.57 x 2.33)
This stylish space is open into the dining / lounge area, a rear facing modern fitted kitchen designed with both practicality and aesthetics in mind. Featuring elegant shaker-style wall and base units complemented by warm wood-effect worktops and coordinating upstands. Integrated appliances include a double electric oven, four-ring gas hob with stainless steel extractor canopy, fridge freezer & dishwasher with ample space for additional white goods.

Open plan dining/lounge area
25'8" x 9'1" (7.84 x 2.77)
A large and inviting space offering room for both dining and living, with unique feature flooring and patio doors leading out to the rear garden. Open into:

Landing
10'0" x 3'5" (3.07 x 1.06)
Carpeted landing, with radiator and doors leading to first floor rooms and stairs off to second floor.

First Floor Lounge
12'9" x 17'4" (3.91 x 5.30)
Rear facing lounge with balcony over looking the garden, woodlands and canal. Feature panel wall, carpeted, radiator.

Bedroom 2
12'5" x 10'3" (3.81 x 3.13)
Front facing room, carpeted with radiator.

En-suite
5'10" x 6'9" (1.78 x 2.07)
Front facing en-suite comprising of back to wall toilet, basin and enclosed shower unit, half tiled walls, wood effect flooring and heated towel rail.

Landing
10'0" x 3'5" (3.07 x 1.06)
Carpeted landing with doors leading off to second floor rooms.

Bedroom 1
12'9" x 9'7" (3.90 x 2.93)
Rear facing bedroom, carpeted with radiator and access to the loft space which is boarded for storage.

Bedroom 3
10'5" x 9'10" (3.2 x 3.02)
Front facing bedroom with large built in wardrobes, carpeted and radiator.

Bedroom 4
12'0" x 7'6" (3.67 x 2.31)
Rear facing bedroom, carpeted with radiator and Velux windows.

Bathroom
5'10" x 6'9" (1.78 x 2.07)
Front facing family bathroom comprising of bath, WC and floating basin, tiled walls , wood flooring and heated towel rail.

External
With scenery from every angle, the external areas boast a driveway with fitted home EV charger, a small lawned front garden, side path provides direct access to the rear garden which is laid with lawn and backed by Huddersfield Narrow Canal & beautiful woodlands.

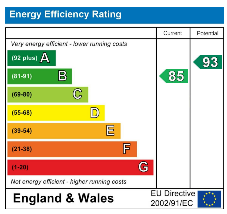
Tenure
Freehold

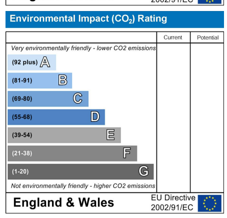
Stamp Duty
Residential property rates
You usually pay Stamp Duty Land Tax (SDLT) on increasing portions of the property price when you buy residential property, for example a house or flat.
The amount you pay depends on:
• when you bought the property
• how much you paid for it
• whether you're eligible for relief or an exemption
Rates for a single property
You pay SDLT at these rates if, after buying the property, it is the only residential property you own.

You will usually pay 5% on top of these rates if you own another residential property.

Rates from 1 April 2025
Property or lease premium or transfer value SDLT rate
Up to £125,000 Zero
The next £125,000 (the portion from £125,001 to £250,000) 2%
The next £675,000 (the portion from £250,001 to £925,000) 5%
The next £575,000 (the portion from £925,001 to £1.5 million) 10%
The remaining amount (the portion above £1.5 million) 12%
Example
In April 2025 you buy a house for £295,000. The SDLT you owe will be calculated as follows:
• 0% on the first £125,000 = £0
• 2% on the second £125,000 = £2,500
• 5% on the final £45,000 = £2,250
• total SDLT = £4,750

Directions





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