



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 114 Broomfield Road, Huddersfield, HD1 4QG

**Price Guide £175,000**

ADM Residential are pleased to offer this *\*IMMACULATELY PRESENTED\** *\*TWO DOUBLE BEDROOM\** mid terraced property situated in the popular village of Marsh, Huddersfield. Ideally positioned for easy access to the Huddersfield Royal Infirmary, M62 motorway networks, local amenities and well regarded schools. The property offers double glazing and gas central heating throughout, with the accommodation briefly comprising of: UPVC entrance door, entrance hall, spacious open plan living dining with access to a separate modern kitchen. To the first floor: two double bedrooms and a contemporary house bathroom. Externally there is a tarmac driveway providing off road parking to the front aspect, to the rear is a low maintenance, hardstanding garden with separate access to the single detached garage. Internal viewing is highly recommended to appreciate the accommodation on offer. Telephone ADM Residential today to arrange your viewing on 01484 644555! *\*NOT TO BE MISSED\**

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

UPVC entrance door leads:

## HALLWAY

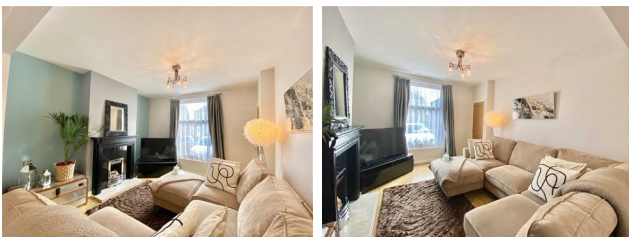
Entrance hallway with staircase rising to the first floor landing. Door leading to:

## OPEN PLAN LOUNGE/DINING AREA 22'9 x 14'8 (6.71m'2.74m x 4.27m'2.44m)



Spacious, well presented open plan lounge/dining room with twin aspect uPVC double glazed windows overlooking the front and rear. Finished with twin wall mounted double panelled gas central heated radiator and parquet effect laminate flooring:

## LOUNGE AREA 6.71m'2.74m x 4.27m'2.44m



Lounge area with uPVC double glazed window overlooking the front aspect. Featuring modern fire surround with inset pebbled gas fire, marble effect back and hearth. Finished with T.V point, telephone point, wall mounted double panelled gas central heated radiator and parquet effect laminate flooring:

## DINING AREA



Dining area with uPVC double glazed window overlooking the rear garden. Offering ample space for dining table and chairs, finished with wall mounted double panelled gas central heated radiator and parquet effect laminate flooring:

## KITCHEN 11'7 x 5'11 (3.35m'2.13m x 1.52m'3.35m)



Modern kitchen set to the rear aspect with uPVC double glazed window and door leading to the rear garden. Featuring a matching range of base and wall mounted units in high gloss cream with complimentary roll edged laminate working surfaces, inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven with four ring electric hob and stainless extractor hood over. Additionally, there is space for a fridge freezer and plumbing for an automatic washing machine. Finished with inset ceiling spotlights, wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

## TO THE FIRST FLOOR LANDING

Staircase rising to the first floor landing offering access to the loft via pull down hatch and doors leading to:

**BATHROOM 6'69 x 5'8 (1.83m'21.03m x 1.52m'2.44m)**



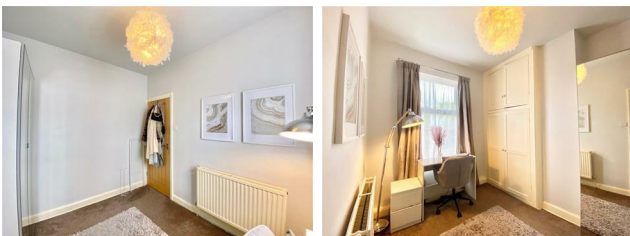
Partly tiled, modern house bathroom with uPVC double glazed opaque window to the rear elevation. Featuring a three piece suite in white with chrome effect fittings, comprises of: P-shaped panelled bath with shower attachment over with glass splash screen, hand wash pedestal basin and low level flush w/c. Finished with ceiling extractor fan, inset chrome spotlights, wall mounted chrome heated towel rail and tiled effect vinyl flooring:

**BEDROOM ONE 17'5 x 13, 8 (5.18m'1.52m x 3.96m, 2.44m )**



Spacious primary bedroom with uPVC double glazed window overlooking the front aspect. Finished with feature fireplace and wall mounted double panelled gas central heated radiator:

**BEDROOM TWO 9'9 x 8'6 (2.74m'2.74m x 2.44m'1.83m)**



Second double bedroom with uPVC double glazed window overlooking the rear garden. Featuring a useful built-in storage cupboard which houses the boiler, finished with wall mounted double panelled gas central heated radiator:

**EXTERNALLY**



Externally the property boasts a tarmac driveway providing off road parking to the front aspect. Set to the rear is an enclosed, hardstanding garden which would be ideal for bistro dining and enjoying the summer months. Additionally, there is separate access to the single detached garage, finished with fenced and wall boundaries:

**GARAGE**

Single detached garage with up and over door:

**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: Huddersfield Grammar School & Nursery, Brambles Primary Academy, Luck Lane, A SHARE Primary Academy, Barraclough Hall 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 with Greenhead Park being a 15 minute walk away, and located closeby to the Marsh 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)

**Council Tax Bands**

The council Tax Banding is "A"

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

### **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.

### **Tenure**

This property is Leasehold.

Lease Start Date: 12/07/1931

Lease End Date: 29/09/2929

Lease Term: 999 years from 29 September 1930

Lease Term Remaining: 904 years

### **EPC LINK**

ON ORDER.

### **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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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