



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



71 Mereside, Huddersfield, HD5 8SX Offers In The Region Of £135,000

****NOT TO BE MISSED**** "Tenant In situ, Great Rental Return" Offered ***FOR SALE*** is this exquisite, deceptively spacious, two bedroom, penthouse apartment situated in this very sought after location of Mereside development at Waterloo/ Fenay Bridge. Boasting easy access to the town centre and also the motorway networks, there is a range of amenities close at hand including M&S, Morrisons, apartment also has the benefit of allocated parking, as well as extra visitor parking. The Apartment features security intercom system, gas central heating and double glazed windows with beautiful views. Comprises of: entrance hallway, storage cupboard, tastefully appointed open plan lounge/dining kitchen area with a well designed stylish kitchen, two good sized double bedrooms and a modern house bathroom. Externally there is a communal garden, secured access with allocated parking space. **VIEWING IS ESSENTIAL** to appreciate the accommodation on offer! Please telephone 01484-644555 to arrange your viewing today!

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

Communal entrance door leading to:

ENTRANCE LOBBY

Access to the apartment is gained through a communal entrance door with intercom which has staircase that ascends to all floors.

ENTRANCE HALL



Entrance door leading to a spacious entrance hallway, there is a useful storage cupboard which provides additional space. Gas central heating radiator, doors leading to:

KITCHEN AREA



A beautifully finished, modern fitted kitchen featuring a matching range of base and wall units in beech wood effect with complementary roll edge laminate working surfaces, tiled splash back, inset stainless steel sink unit with mixer taps. Integrated stainless steel electric oven and hob, with stainless steel extractor hood over. Integrated fridge freezer, integral automatic washing machine, finished with Oak wood effect flooring:

LIVING AREA 16'5" x 17'5" (5.00 x 5.31)



This good sized, open plan living area has twin aspect uPVC windows to the front elevation, T.v. Point, finished with wood laminate flooring throughout and twin gas central heating radiators:

BEDROOM ONE 13'8" x 7'10" (4.17 x 2.39)



A double bedroom with Upvc window to side elevation and gas central heated radiator:

BEDROOM TWO 15'2" x 7'8" (4.62 x 2.34)



A second double bedroom with Upvc window to side elevation and gas central heated radiator.

BATHROOM 7'10" x 5'6" (2.39 x 1.68)



Partly tiles, modern fitted three piece bathroom suite in white with chrome effect fittings. Comprising of:- panel bath with shower over, hand wash pedestal with mixer tap and low level flush W.C. Finished with extractor vent, contemporary tile effect flooring and a chrome effect heated towel rail:

EXTERNALLY



To the front of the apartment there is an allocated off road parking space and visitor parking close by. There is also a communal area:

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: Moldgreen Community Primary School, Dalton School Junior Infant And Nursery,

Netherhall Junior School, Hill View Academy, St Joseph's Catholic Primary 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

Council Tax Bands

The council Tax Banding is "B"

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

Tenure

This property is Leasehold.

Spa Mill Management company - Biannual service charge of approx £541.02

Greenbelt Group £26.40 a month for maintenance of the outdoor spaces for the building.

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.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

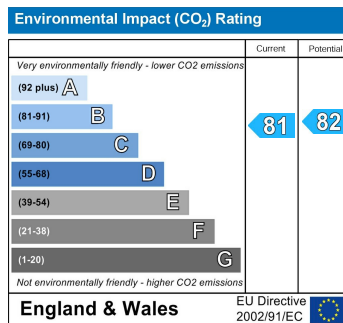
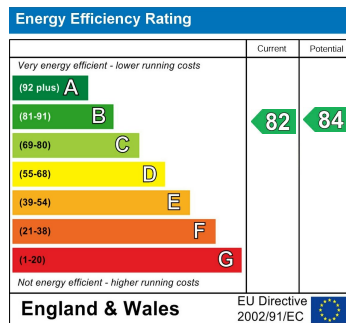
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FURTHER PHOTOS



Energy Efficiency Graph



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