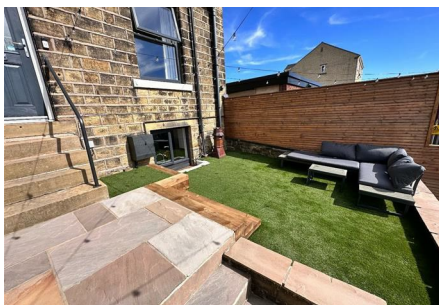




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 53 Prospect Road, Huddersfield, HD3 4UY

**Offers Over £165,000**

Having been attentively updated by the current owner is this rear facing, end terraced property enjoying a pleasant aspect and would make an ideal purchase for the first time buyer. Set within an established and popular residential area of Longwood in 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 arranged over four floors briefly comprising of: UPVC composite door, entrance hall, spacious lounge, access to the lower floor with useful storage. To the lower floor: modern dining kitchen, utility room and modern house bathroom.

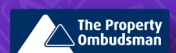
To the first floor: two bedrooms, newly fitted shower room and access to further useful under stairs storage. Spacesaver staircase rises to the attic room with velux window. Externally there is a newly landscaped, southerly facing low maintenance astro-turfed garden with a further pebbled area providing off road parking and an outdoor storage shed. 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

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)

[www.admresidential.co.uk](http://www.admresidential.co.uk)



## COMPOSITE REAR ENTRANCE DOOR



Dual colour uPVC composite rear door leads to:

### HALLWAY

The entrance hallway with featured decorative arch and staircase rising to the first floor landing. Finished with wall mounted double panelled gas central heating radiator and door leading to:

### LOUNGE 15'6 x 14'1 (4.72m x 4.29m)



A beautifully presented and spacious lounge with uPVC double glazed window looking out across the garden, enjoying a pleasant aspect and allowing an abundance of natural light to fill the room. Featuring a modern fire surround with inset living flame gas fire, marble effect back and hearth. Finished with picture rail and a wall mounted double panelled gas central heated radiator. Door leads to:

## ACCESS TO THE LOWER FLOOR



Access to the lower floor which has been renovated to include useful storage and shelving. Finished with uPVC double glazed opaque window to the side aspect and wall mounted double panelled gas central heated radiator to the bottom of the staircase:

### DINING KITCHEN 14'7 x 9'5 (4.45m x 2.87m)



A fantastic sized, modern dining kitchen with uPVC double glazed window providing views of the garden. Featuring a matching range of base and wall mounted units in Shaker style matt grey with contrasting laminate effect working surfaces and complimentary tiled splash backs. Incorporating a stainless steel 1 and a 1/2 bowl sink unit with drainer and mixer tap, electric oven and four ring gas hob with stainless steel extractor hood over. There is plumbing in situ for an automatic washing machine and dishwasher with ample space for a dining table and chairs. Finished with feature wood panelling to one wall, ample power points, wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

### UTILITY AREA 6'1 x 5'9 (1.85m x 1.75m)



A very useful utility area offering laminate effect working surface, space for a condenser dryer and fridge freezer. Finished with wood effect vinyl flooring:

### HOUSE BATHROOM 11'5 x 5'5 (3.48m x 1.65m)



Partly tiled, modern house bathroom with uPVC opaque window to the side elevation. Featuring a three piece suite in white with chrome effect fittings, comprising of: a panelled bath with electric waterfall shower over, hand wash pedestal basin with waterfall mixer tap and low level flush w/c. Finished with wall mounted extractor fan, wall mounted chrome heated towel rail and tiled flooring:

### TO THE FIRST FLOOR LANDING



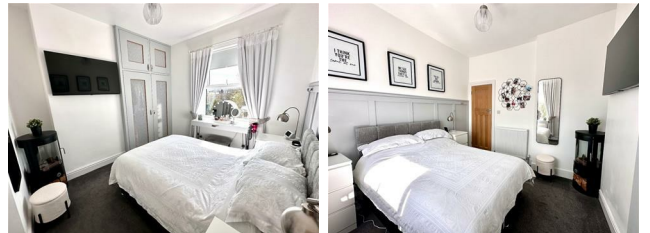
Staircase rises to the first floor landing with under stairs storage and doors leading to:

### SHOWER ROOM 8'2 x 3'11 (2.49m x 1.19m)



Newly fitted, partly tiled shower room with wall mounted extractor fan. Featuring a three piece suite in white with onyx effect fittings, comprises of: double walk-in shower cubicle with mains fitted shower over, hand wash pedestal basin and low level flush w/c. Finished with wall mounted heated towel rail and wood effect vinyl flooring:

### BEDROOM ONE 11'1" x 11'5" (3.4 x 3.5)



Neutrally decorated, good sized double bedroom with uPVC double glazed window boasting far reaching views beyond. Featuring a built-in wardrobe to one alcove with storage cupboards and feature panelling to one wall. Finished with T.V point and wall mounted double panelled gas central heating radiator:

## BEDROOM TWO 9'5 x 7'5 (2.87m x 2.26m)



A second bedroom with uPVC window overlooking the rear garden with onward views. Finished with wall mounted double panelled gas central heated radiator:

## TO THE SECOND FLOOR



A spacesaver staircase rises to the second floor landing with useful storage and door leading to:

## ATTIC ROOM 11'1 x 10'1 (3.38m x 3.07m)



A neutrally decorated, useful attic space with velux

window to the rear aspect. Boasting an array of potential uses with feature panelling to one wall. Finished with wall mounted electric heater:

## EXTERNALLY



Newly fitted wooden gate provides access to steps which lead to the entrance door. Newly laid stone flags with wooden steps leads to a southerly facing astro-turfed garden offering an ideal space for enjoying the summer months with views beyond, finished with outdoor tap, security light and newly fitted wood panelled fencing. Stone steps lead down to the pebbled off-road parking area providing space for one vehicle and a useful outdoor storage shed:

## FURTHER INTERNAL PHOTOS



Further internal photos:

## FURTHER EXTERNAL PHOTOS



Further external photos:

## ABOUT THE AREA

About the area are as follows:

Longwood is a popular suburb to the west of Huddersfield town centre. There are a variety of local shops in the area Milnsbridge and Golcar. There are primary schools within the area, the Huddersfield and New college and Salendine school

is situated just along New Hey Road. The area is great for commuters to Huddersfield, Manchester and Leeds with railway stations situated at Slaithwaite or Huddersfield town centre which is approximately 2.2 miles away.

With fantastic commuter links to the Motorway and great schools in the immediate vicinity: With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local schools are: 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.

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

### **EPC LINK**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2061-6160-2102-6711>

### **Council Tax Bands**

The council Tax Banding is "A"

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

### **Tenure**

This property is Leasehold - £8 per annum, 999 year lease from 1 January 1901

### **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.

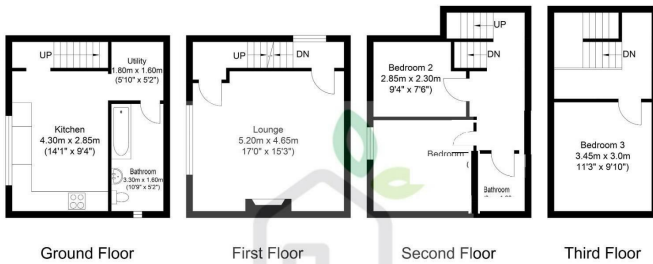
Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

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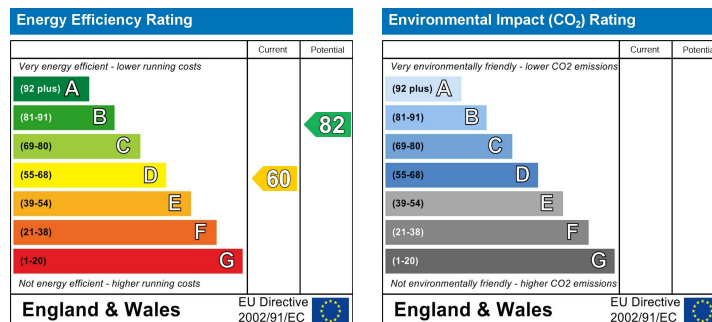
## Floor Plan



F.K Energy Consultancy Ltd  
 53 Prospect Road, Longwood, Huddersfield, HD3 4UY  
 Approx Gross Internal Floor Area of House 93 sq. m. (1001.04 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser

## Energy Efficiency Graph



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