ADM ESTATE AGENTS RESIDENTIAL

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24 Francis Avenue, Huddersfield, HD3 4LE

Offers Around £135,000

OFFERED FOR SALE WITH TWO DOUBLE BEDROOMS Is this stone built, mid terrace property located in the popular residential area of Milnsbridge village in Huddersfield. Being well placed for all village amenities, local schools, country walks and access to the M62 motorway networks. Well presented for an array of buyers, the property boasts gas central heating and double glazing throughout, with the accommodation briefly comprising of: entrance hall, spacious lounge with door leading onto the modern breakfast kitchen. To the first floor landing: two double bedrooms and a house bathroom with a separate w/c. Externally this property offers outdoor space to the front and rear aspect with on street parking. Viewings are highly recommended to appreciate the accommodation on offer, so please call the agent on 01484 644555 to arrange a viewing appointment today! *NO CHAIN*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
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www.admresidential.co.uk

The Property Ombudsman

ENTRANCE DOOR

Entrance uPVC door leading to hallway with wall mounted gas central heated radiator, staircase giving access to first floor, door leading to:

LOUNGE

Spacious lounge with Upvc window to the front aspect, featuring an inset coal effect electric fire with modern fire surround and marble effect back and hearth. Finished with T.v point, telephone point, coved ceiling, wood effect vinyl flooring and two wall mounted gas central heating radiators. Door leading to:

BREAKFAST KITCHEN

Good sized breakfast kitchen with Upvc window to the rear elevation, comprising of a matching range of base and wall units in Light Oak Wood effect with contrasting roll edged laminate working surfaces, inset stainless steel sink unit and drainer with chrome mixer tap and complimentary tiled splash backs. Integral electric oven and four ring gas hob with stainless steel extractor over. Plumbing for automatic washing machine, brand new under counter fridge and freezer. Finished with wood effect vinyl flooring and wall mounted gas central heated radiator. Upvc door leads to the rear and under stairs storage:

TO THE FIRST FLOOR LANDING

Staircase rises to the first floor landing, doors leading to:

BEDROOM ONE

Good sized, double bedroom with Upvc window to the front aspect, finished with built in storage cupboards to one wall and wall mounted gas central heated radiator:

BEDROOM TWO

Second, good sized double bedroom with Upvc window to the rear aspect, finished with wall mounted gas central heated radiator:

BATHROOM

A partly tiled bathroom with Upvc opaque window to the front elevation. Featuring a two piece modern bathroom suite in white with chrome effect fittings comprising of:- panelled bath and separate shower cubicle with glass door. Finished with bulk head storage cupboards, wall mounted gas central heated radiator and vinyl flooring:

SEPARATE W/C

A separate w/c with Upvc opaque window to rear aspect, comprises of low level flush w/c and hand wash pedestal basin. Finished with chrome effect fittings and wall mounted towel rail:

EXTERNALLY

Externally the property offers garden to the front aspect with on street parking, to the rear there is a flagged area with shared access and separate low maintenance garden with outdoor shed:

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: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

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- or our office mobile on Mobile Number
Email - sales@admresidential.co.uk Or

lettings@admresidential.co.uk
We also can offer you a virtual viewing which can be downloaded via the youtub link.
Please ask the agents for the detail.

Tenure

This property is Leasehold
Lease Start Date: 08/11/1910
Lease End Date: 01/07/2909
Lease Term: 999 years from 1 July 1910
Lease Term Remaining: 883 years
0.99p per annum.

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.

Council Tax Bands

The council Tax Banding is "A"
Please check the monthly amount on the Kirklees Council Tax Website.

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/4832-8029-1209-0044-2296

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. 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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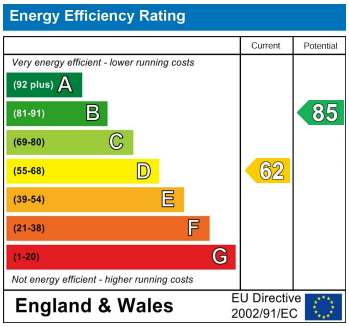
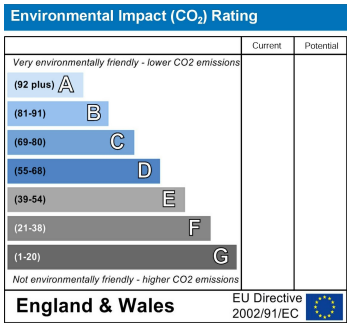
Energy Efficiency Graph





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