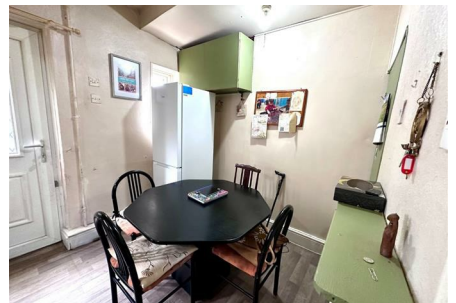




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 29 Victory Avenue, Huddersfield, HD3 4HA

**Offers Around £145,000**

“ATTENTION” \* OFFERED FOR SALE WITH NO ONWARD CHAIN \* A GOOD SIZED , three bed roomed end terrace property which provides ideal accommodation set over two floors, being situated close to all local amenities, bus routes and schools in Paddock and on the fringes Marsh. The property occupies a pleasant side access of Longwood road, In brief comprises of:- Entrance hallway, spacious lounge, a rustic dining/kitchen with under stairs storage, door to the rear garden. To the first floor landing, there is access to a loft hatch, three good sized bedrooms and wet room with separate w/c . Externally, there are well stocked cottage gardens to both the front and rear with on street parking, The property is in need of modernisation and is an ideal opportunity for the growing family or a First time buyer. To arrange a viewing a today please call ADM Residential on Tel . ( Open View takes place 18th July BOOK your appointment time now)

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)



## ENTRANCE DOOR

Entrance uPVC door with featured glass panel:

## HALLWAY

Hallway with staircase giving access to first floor landing, wall mounted radiator, door leading to:

## LOUNGE



A good sized lounge room with window to front elevation, features coved ceiling, Mahogany fire surround with marble effect back and hearth, inset gas fire, TV point, Telephone point, gas central heated radiator, door leading to:

## DINING/ KITCHEN



A rustic dining/ kitchen with window to rear elevation, door leading to rear garden. Featuring a matching range of wall and base units in Basal Green with brass effect fixing, complimentary laminate working surfaces, inset stainless steel sink unit with mixer tap and tiled splash backs. An electric cooker point, wall mounted Combi boiler, plumbing for a washing machine, finished with further storage and wood effect flooring, door leads to :

## STORAGE

## TO THE FIRST FLOOR



To the first floor landing, window to side aspect, spindle balustrade, doors leading to:

## SHOWER ROOM



A fully panelled ,wet room with window to the rear elevation, featuring chrome effect fittings. Comprises of :- shower area with mobility doors, mira shower unit, hand wash pedestal basin, wall mounted extractor, finished with poly safe effect flooring:

### SEPARATE W.C



A partly tiled, separate w/c, with window to the rear elevation, finished with poly safe effect flooring:

### BEDROOM ONE



A good sized double bedroom with windows to front elevation, featuring fitted storage cupboards to one alcove, gas central heating radiator:

### BEDROOM TWO



Second double bedroom with window to rear elevation with views over the rear garden:

### BEDROOM THREE



Third bedroom with window to front elevation, with bulk head :

### EXTERNALLY



Externally the property boasts well stocked gardens to front elevation with paved paths. To the side further well stocked garden with flower beds and shrubs, to the rear elevation, enclosed private gardens with hard standing patio areas, pebbled areas, paved paths lead to the laid to lawned garden, flower and mature shrub boards with boundary fencing. Property offers on street parking to front and access to a out door shed which is set to the rear of the property:

## FURTHER PHOTOS



Selection of photos:

## 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.

## 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](mailto:sales@admresidential.co.uk) Or [lettings@admresidential.co.uk](mailto: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.

## 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: Luck Lane, A SHARE Primary Academy, Huddersfield Grammar School & Nursery, Paddock Junior, Infant & Nursery School, Royds Hall, A SHARE Academy

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.

## COPYRIGHT ADM PARTICULARS

Please Note: Unauthorized reproduction prohibited.

## Council Tax Bands

The council Tax Banding is " A"

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

## Tenure

This property is ( FREE HOLD )

## 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.

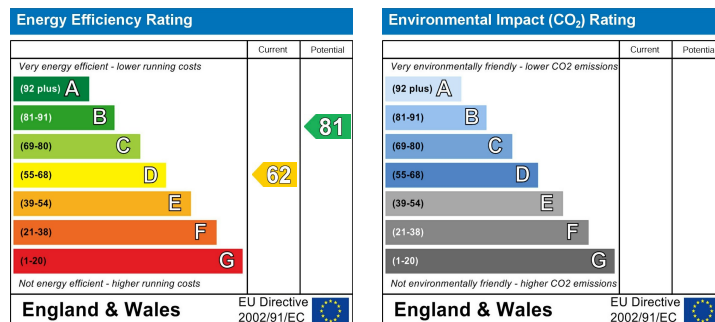
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[certificate.service.gov.uk/energy-certificate/0370-2951-9660-2026-2445](https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2951-9660-2026-2445)

## Floor Plan

### Energy Efficiency Graph



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#### 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.