



RESIDENTIAL

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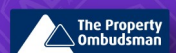


86 Coniston Avenue, Huddersfield, HD5 9PZ

Offers In The Region Of £185,000

ADM Residential are pleased to market *FOR SALE* is this spacious two bedroomed, semi-detached bungalow offering gardens both at the front and rear aspects providing a serene outdoor space to enjoy in the summer months. Situated in the sought after location of Dalton, with good transport links and access to the M62 motorway networks whilst also being within close proximity of good local schools. The property boasts air source heating and double glazing throughout, briefly comprising of: entrance door, dining kitchen with storage, spacious lounge, modern shower room and two double bedrooms. Externally the property offers ample off road parking to the front aspect via a driveway which leads to a single detached garage. To the rear is a patio garden with useful storage shed and hedged boundary. An internal viewing is strongly recommended to appreciate the accommodation on offer! Contact the agent today to arrange your viewing on 01484 644555! *VIRTUAL VIEWING AVAILABLE SOON* *NO CHAIN*

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



UPVC side entrance door with twin featured stain glass panels leads to:

DINING KITCHEN 16'8 x 8'9 (5.08m x 2.67m)



Well appointed dining kitchen with uPVC double glazed window overlooking the front garden. Featuring a matching range of base and wall mounted units in cream with brushed chrome fittings, roll edged laminate working surfaces, tiled splash backs and inset stainless steel sink unit with drainer and mixer tap. Integral electric oven with four ring gas hob and extractor hood over, along with plumbing for an automatic washing machine, dryer and space for a fridge freezer. Additionally there is a useful built-in storage cupboard and ample room for a dining table and chairs. Finished with coved ceiling, wall mounted double panelled air source heating radiator and tiled effect vinyl flooring. Doors leading to:

LOUNGE 17'6 x 11'5 (5.33m x 3.48m)



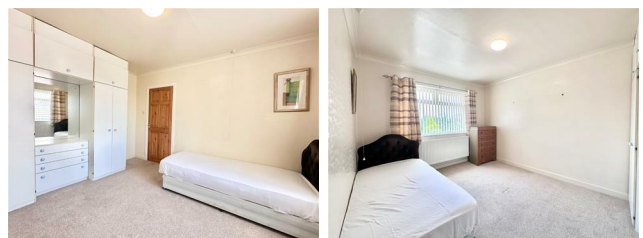
Spacious lounge with uPVC double glazed window overlooking the front garden allowing an abundance of natural light to fill the room. Featuring a wooden fire surround with wall mounted gas fire, marble back and hearth. Finished with coved ceiling, T.V point, telephone point and wall mounted double panelled air source heated radiator:

HOUSE SHOWER ROOM 7'7 x 5'6 (2.31m x 1.68m)



Fully panelled house shower room with uPVC double glazed opaque window to the side elevation. Featuring a three piece suite in white with chrome effect fittings, comprises of: double walk-in shower cubicle with mains fitted shower over and sliding glass door, hand wash pedestal basin and low level flush w/c. Finished with wall mounted chrome heated towel rail and tiled effect vinyl flooring:

BEDROOM ONE 12'55 x 9'4 (3.66m x 2.84m)



Primary double bedroom with uPVC double glazed window overlooking the rear garden. Featuring

built-in wardrobes and vanity unit to one wall, finished with coved ceiling and wall mounted double panelled air source heated radiator:

BEDROOM TWO 12'8 x 10'8 (3.86m x 3.25m)



Second good sized double bedroom with uPVC double glazed window overlooking the rear garden. Finished with coved ceiling and wall mounted double panelled air source heated radiator:

EXTERNALLY



Externally the property offers a paved patio garden to the front aspect with mature flowers and shrubs borders, finished with stone wall boundary. To the side is an extensive, hardstanding driveway leading to a single detached garage providing ample off road parking for multiple vehicles. To the rear is a paved patio garden with access to a useful storage shed - an ideal space for entertaining

outdoors and enjoying the summer months. Finished with hedged boundaries:

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: Netherhall Junior School, Rawthorpe Infant & Nursery School, St Joseph's Catholic Primary School, Moldgreen Community 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.

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.

Tenure

This property is Leasehold.

For a term of 999 years with 943 years remaining.

Start date 01/11/1969 - End date 01/11/2968

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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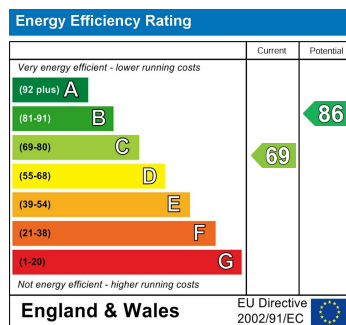
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EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0189-3037-7205-0104-8204>



Energy Efficiency Graph



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