



RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



69 Crosland Hill Road, Huddersfield, HD4 5NZ

Price Guide £200,000

ADM Residential are pleased to offer *FOR SALE* this is a delightful Grade II listed *TWO BEDROOM* stone built, traditional cottage boasting charming gardens to the rear with a summer house. This property is set within this much sought after, semi-rural location of Blackmoorfoot being positioned away from the main flow of traffic and on street parking to the front aspect. Ideally located for easy access to all village amenities, local schools, bus routes and easy access to the M62 motorway network. Being immaculately presented throughout, boasting gas central heating and double glazing throughout, the accommodation briefly comprises of:- entrance door, spacious lounge with multi-fuel stove, modern extended kitchen and access to a useful pantry. To the first floor landing, two good sized bedrooms and a contemporary house bathroom. Externally there are low maintenance gardens to the front and rear aspects with access to a summer house. Internal viewing is highly recommended to appreciate the accommodation on offer! Please call the agent today on 01484 644555 to arrange your viewing! *NO CHAIN*

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

Solid wood entrance door with brass fittings, opens into:

LOUNGE



Neutrally decorated, spacious lounge with sash windows overlooking the front aspect. Featuring an Inglenook fireplace with inset multi-fuel stove, brick back and hearth. Finished with T.V point, characterful beams to the ceiling, wall mounted lighting, a charming window seat, wall mounted gas central heating double radiator and wood effect laminate flooring. Door leading to:

EXTENDED KITCHEN



To the rear aspect is this modern, extended kitchen with twin aspect windows, velux window and stable door leading to the rear aspect. Featuring a matching range of base and wall mounted units in white with gold effect fittings, butcher block working surfaces and tiled splash backs. Incorporating a ceramic Belfast sink unit with chrome mixer tap. Integral electric oven and four ring hob with stainless steel extractor hood over, integrated dishwasher and space for a fridge freezer. Finished with inset ceiling spotlights, characterful beam to the ceiling, wall mounted vertical gas central heated radiator and wood effect laminate flooring. Door leads to a useful pantry which houses the combi-boiler and has plumbing in situ for automatic washing machine:

OPEN STAIRCASE TO THE FIRST FLOOR



Open staircase with exposed stone feature wall leads to the first floor landing with characterful beams to the ceiling, wall mounted gas central heated radiator and doors leading to:

HOUSE BATHROOM



A good sized, contemporary house bathroom with opaque sash window to the front aspect, consisting of a four piece suite in White with chrome effect fittings. Comprises of:- large panelled bath, a walk in double shower cubicle with mains fitted shower and waterfall shower head over, a hand wash pedestal basin with mixer tap and a low level flush w/c. Finished with inset ceiling spotlights, characterful beams to the ceiling, wall mounted chrome heated towel rail and tiled flooring:

BEDROOM ONE



A well appointed, double bedroom with double

glazed window over looking views to the front aspect, finished with fitted wardrobes to one wall, characterful beams to the ceiling, T.V point and wall mounted gas central heated radiator:

BEDROOM TWO



A second, well appointed bedroom with double glazed window over looking views to the front aspect, finished with characterful beams to the ceiling and a wall mounted gas central heated radiator:

EXTERNALLY



The property benefits from flagged area to the front aspect with on street parking. To the rear, is a private garden offering a patio area, laid to lawn area with stepping stones leading to the delightful summer house. Finished with an outdoor water supply, mature shrubs and walled boundaries. It's a perfect location to enjoy the summer months:

SUMMER HOUSE



Summer house with power and light:

FURTHER PHOTOGRAPHS



Additional photographs:

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: Woodside Green, A SHARE Primary Academy (formerly Cowlersley Primary), Oak Primary School, Moor End Academy, Castle Hill 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 "A"

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

Tenure

This property is Leasehold.

Lease Start Date: 11/04/1892

Lease End Date: 01/01/2891

Lease Term: 999 years from 1 January 1892

Lease Term Remaining: 865 years

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.

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0756-2830-7629-2390-1261>

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.

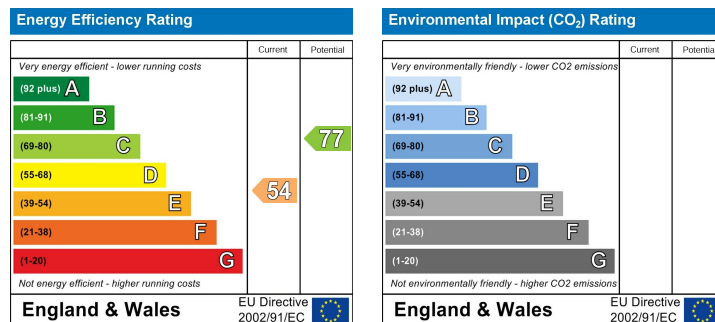
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Floor Plan



Energy Efficiency Graph



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