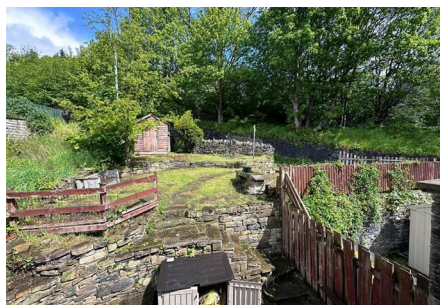




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



14 Armitage Road, Huddersfield, HD3 4JN

Best And Final Offers £170,000

AVAILABLE FOR SALE BY ADM RESIDENTIAL *NEWLY RENOVATED TO A HIGH SPEC THROUGHOUT WHILST RETAINING ORIGINAL CHARACTERISTICS*
THREE GOOD SIZED BEDROOMS *END TERRACED PROPERTY* Ideally positioned in the village of Milnsbridge of Huddersfield whilst being close to all local amenities, bus routes and easy access to Huddersfield town centre and surrounding areas making it truly a fantastic purchase for any first time buyer or buy to let investor. This fully refurbished property boasts gas central heating, double glazing and newly fitted dual colour windows and doors throughout, with accommodation briefly comprising of: uPVC dual colour entrance door, hallway, spacious well appointed lounge with exposed stone inglenook fireplace, useful understairs storage cupboard and newly fitted breakfast kitchen with door leading out to the rear garden. To the first floor landing there are three good sized bedrooms and a newly fitted, modern house bathroom. Externally, there is a laid to lawn garden with mature shrubs and on street parking to the front. A tiered, patio and laid to lawn garden is situated at the rear and also offers a pebbled off road parking space. Viewings are highly recommended to appreciate this property and the accommodation on offer! Tel ADM Residential on to arrange your viewing today! *NO CHAIN*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk

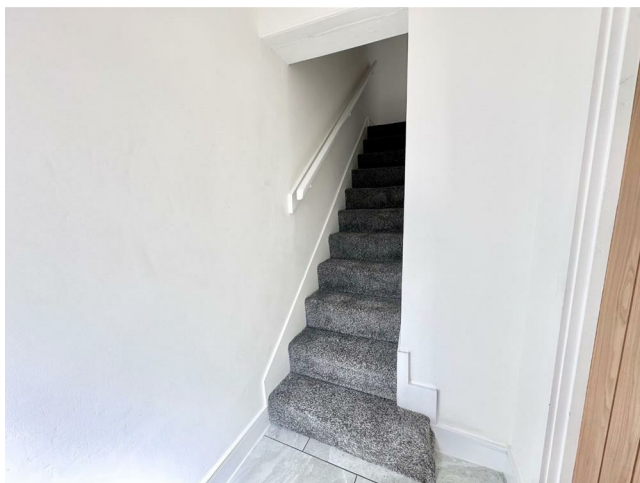


ENTRANCE DOOR



UPVC dual colour entrance door with double glazed opaque glass panels leads to:

HALLWAY



Entrance hall with staircase rising to the first floor landing. Finished with tiled flooring and door leading to:

LOUNGE 15'1 x 13'1 (4.60m x 3.99m)



Spacious, neutrally decorated lounge with uPVC double glazed window overlooking the front

garden. Featuring a charming exposed stone inglenook fireplace and tiled hearth. Finished with characterful beams to the ceiling, inset chrome ceiling spotlights, T.V point, telephone point and wall mounted double panelled gas central heated radiator. Door leading to:

INGLENOOK FIREPLACE



A charming exposed stone inglenook fireplace and tiled hearth:

BREAKFAST KITCHEN 16'5 x 12'10 (5.00m x 3.91m)



A well appointed, newly fitted breakfast kitchen with uPVC double glazed dual colour window and door leading out to the rear garden. Featuring a matching range of newly fitted, soft close base and wall mounted units in soft grey, laminate working surfaces including a breakfast bar with contrasting splashbacks, inset stainless steel sink unit with drainer and mixer tap. Integrated electric oven and separate four ring induction hob with stainless steel extractor hood over, offering an integral fridge freezer and washer dryer. Finished with inset ceiling spotlighting, featured wall mounted vertical gas central heated radiator and tiled flooring:

TO THE FIRST FLOOR LANDING



Staircase rises to the first floor split level, L-shaped landing. Finished with doors leading to all rooms:

HOUSE BATHROOM 8'9 x 6'7 (2.67m x 2.01m)



Fully tiled, modern house bathroom with uPVC double glazed opaque window to the rear elevation. Featuring a newly fitted three piece suite in white with chrome effect fittings, comprises of: panelled bath with mains fitted shower over and glass splash screen, hand wash vanity basin with LED wall mounted mirror and low level flush w/c. Finished with wall mounted extractor fan, wall mounted chrome heated towel rail and tiled flooring:

BEDROOM ONE 15'1 x 9'10 (4.60m x 3.00m)



Newly decorated, spacious double bedroom with uPVC double glazed window overlooking the front

aspect. Finished with inset ceiling chrome spotlights and wall mounted double panelled gas central heated radiator:

BEDROOM TWO 9'10 x 8'9 (3.00m x 2.67m)



Second newly decorated, double bedroom with uPVC double glazed window overlooking the rear aspect. Finished with wall mounted double panelled gas central heated radiator:

BEDROOM THREE 11'7 x 6'7 (3.53m x 2.01m)



Third bedroom uPVC double glazed window overlooking the front aspect. Finished with bulk-head storage and wall mounted double panelled gas central heated radiator:

EXTERNALLY



Externally, the property offers stone steps and stone pathway leading up to the front entrance door with a laid to lawn garden finished with mature shrubs, stone wall and fenced boundaries. To the rear, is a tiered garden offering both stone paved patio and laid to lawn areas and would make an ideal space for any keen gardener or those looking to have space to enjoy the summer months. Finished with fenced and stone wall boundaries, as well as a pebbled off road parking space. Additionally there is on street parking available to the front aspect:

PARKING SPACE



FURTHER EXTERNAL PHOTOS



Further external photographs:

FURTHER INTERNAL PHOTOS



Further internal photographs:

EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/2734-3047-8202-4285-4204>

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: Crow Lane Primary & Foundation

Stage School, Luck Lane, A SHARE Primary Academy, Woodside Green, A SHARE Primary Academy, Huddersfield Grammar School & Nursery

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

Council Tax Bands

The council Tax Banding is "A"

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 Freehold.

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.

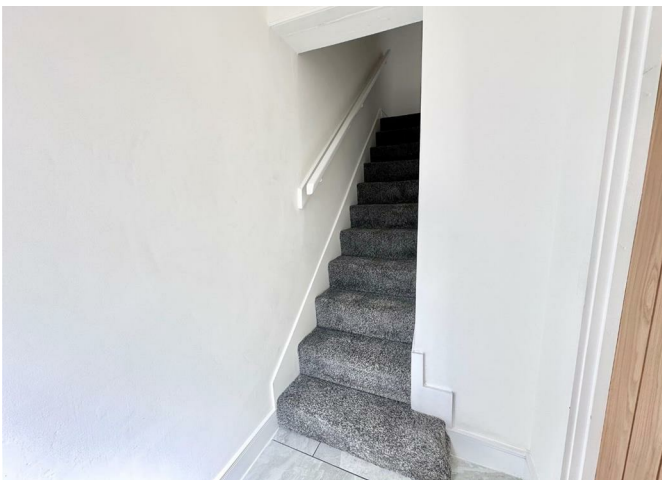
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

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.

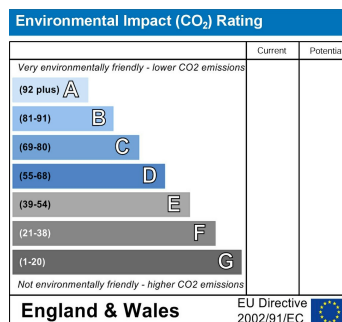
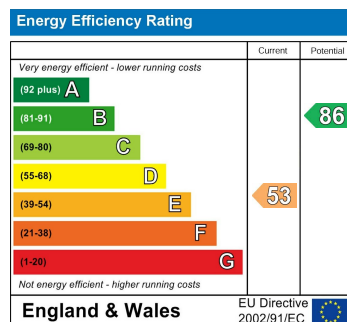
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Energy Efficiency Graph



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