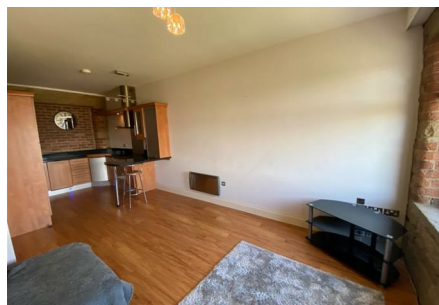




# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 18 Gladstone Corner Heritage Exchange, Plover Road, Offers In The Region Of £105,000

**\*\*ATTENTION A PERFECT BUT TO LET PURCHASE IN LINDLEY\*\*** This Top Floor Luxury ONE bedroom apartment OFFERED FOR SALE. Situated in the Heritage Mills complex of Lindley Huddersfield, being close to the local village's amenities, regular bus routes to Huddersfield town centre and offers easy access to the M62 Motorway networks as well as access links to surrounding areas. The apartment features access to onsite gym, coffee bar and spar, with many original exposed stone work, a telephone intercom system and allocated private parking space. The property comprising of: Entrance door leading to the hallway with storage cupboard, Open plan Breakfast kitchen/lounge with a well designed, tastefully appointed modern kitchen area, master bedroom with exposed stone work and a modern house bathroom with three piece bathroom suite in white. Externally there is a communal grounds which have access to the onsite amenities and a parking space. **\*NOT TO BE MISSED\*** TENANTED PROPERTY VIEWING IS ESSENTIAL PLEASE CALL ADM RESIDENTIAL TODAY ON TEL:- 01484 644555

55 Market Street, Milnsbridge, Huddersfield, HD3 4HZ

T: 01484 644555 | E: [sales@admresidential.co.uk](mailto:sales@admresidential.co.uk)  
[www.admresidential.co.uk](http://www.admresidential.co.uk)



### Communal Entrance



A Communal entrance lobby area with access to elevator and staircase leading to all floors:

### To the Second Floor:

To the second floor where this apartment resides:

### Apartment Entrance Door/Hallway

Entrance door leading to hallway with access to a storage area, intercom system, doors leading to:

### Open Plan Living 27'10 x 14'9 (8.48m x 4.50m)



Open Plan Living area with stunning views to the front aspect:

### Kitchen Area 8'4 x 6'9 (2.44m'1.22m x 1.83m'2.74m)



Modern fitted kitchen featuring a matching range of Walnut effect base and wall mounted units with chrome fixings, complementary roll edge laminate working surface with tiled splash back, inset stainless steel sink unit with mixer taps, integrated stainless steel electric oven and a four ring electric hob with stainless steel extractor hood over. Integrated fridge/freezer, integrated dish washer, plumbing for a washing machine, finished with spot lighting, breakfast bar and laminate wood effect flooring:

### Lounge Area 27'9 x 14'9 (8.23m'2.74m x 4.27m'2.74m)



Well appointed open plan lounge area with featured twin aspect windows overlooking the stunning views to the front elevation, original

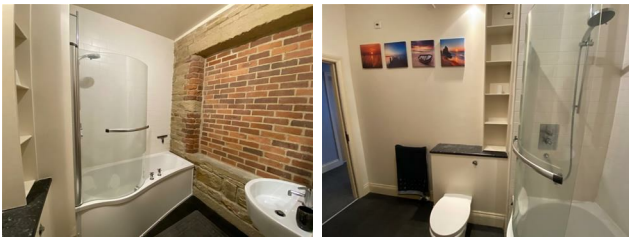
exposed stone, TV point, Telephone point and two electric storage heaters, finished with wood flooring:

#### **Bedroom 17'9 x 10'10 (5.41m x 3.30m)**



Large double bedroom with featured windows to the front elevation, original exposed stone work and electric wall mounted storage heater: (Any landlords Furniture is to be negotiated )

#### **Bathroom 11'3 x 9'7 (3.43m x 2.92m)**



A larger than average modern bathroom in white with chrome effect fittings, comprises of a three piece bathroom suite with panelled bath and mains shower over, hand wash basin, low level flush w/c, chrome heated towel rail and finished with vinyl flooring:

#### **Storage**

Useful storage cupboard, housing fuse box and water tank:

#### **ON SITE GYM VIA MEMBERSHIP**



Reform is the local gym which membership is required:

#### **ON SITE RESTAURANT**



There is also access to the on-site restaurant Heritage Deli and Kitchen within the Heritage Exchange:

### ON SITE SPA



Access to an on-site spa within the Heritage Exchange:

### PARKING SPACE



Please note this apartment has its own allocated parking bay, number is TBA.

### 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](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 youtube link.

Please ask the agents for the detail.

### RENTAL INFORMATION 2022

PLEASE NOTE TENANTED PROPERTY -

### Tenure

This property is LEASEHOLD - further information TBA by Vendor.

### About The Area Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants al Club, the post office minutes away. Lindley is the location for the Huddersfield Royal Infirmary, The Clock Tower is the most prominent landmark in Lindley as well and The Lindley Liberal Club. The area consists of Primary Schools such as Lindley Infants School, High schools such as Salendine Nook High School and College, Greenhead College and Huddersfield New College, which is easy access for those who have children.

Lindley is near access to the M62 motorway network to Manchester, Leeds and the A1 & M1 only a few miles away and easy proximity to the town centre

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:

Local Schools: Lindley Church of England Infant School, Lindley Junior School, 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.

### Council Tax Bands

The council Tax Banding is "A"

Approx amount per month is TBC

### 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

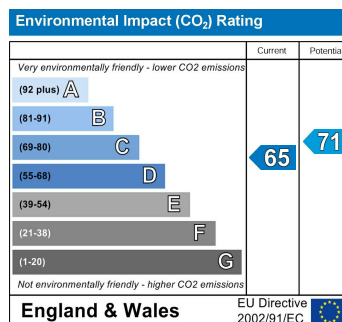
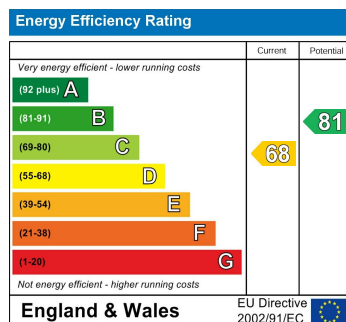
guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as 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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