



# RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



## 58 Plover Mills, Huddersfield, HD3 3ZF Offers In The Region Of £350,000

\*UNIQUE PROPERTY WHICH HAS BEEN ATTENTIVELY RENOVATED BY THE CURRENT OWNERS WITH MODERN KITCHEN AND BEAUTIFUL WELL KEPT GARDEN\* Located within this highly sought after area of Lindley, ADM Residential are pleased to offer to market this three double bedroomed, detached residence set in this highly desirable Miller Home Development which completed in 2009, located on the outskirts of Lindley's quaint Village, situated close-by to local amenities, well regarded schools, local shops and restaurants. Ideally situated for convenient access to Huddersfield town centre and M62 motorway links, the property boasts well appointed accommodation with gas central heating and double glazing throughout. Briefly comprises of: welcoming reception hallway, useful downstairs w/c, further storage, a spacious lounge with patio doors and a recently fitted dining kitchen with patio doors. To the first floor landing: three double bedrooms and a partly tiled family bathroom, with the primary bedroom boasting en-suite facilities. Externally the property offers a tarmac driveway to side aspect leading to a single detached garage. To the rear is an enclosed South facing garden with astro-turf area, decked patio, further patio area and access to the garage. A perfect purchase for an array of buyers! Viewings are highly recommended to appreciate the accommodation on offer. Call ADM Residential on to arrange your viewing today!

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## ENTRANCE DOOR



Dual colour composite entrance door with twin double glazed opaque panels leads to:

## RECEPTION HALLWAY



A welcoming reception hallway with turning spindle staircase rising to the first floor landing. Featuring a useful understairs storage cupboard, wall mounted double panelled gas central heated radiator and Oak wood effect laminate flooring. Mexican Oak wood doors lead to:

## DOWNSTAIRS W.C 5'1" x 4'11" (1.55 x 1.50)



Benefitting from a downstairs w/c featuring a two piece suite in white, comprising of: hand wash pedestal basin and low level flush w/c. Finished with ceiling mounted extractor fan, wall mounted double panelled gas central heated radiator and tiled effect vinyl flooring:

## LOUNGE 14'1" x 10'11" (4.29 x 3.33)



A delightful, well appointed lounge with uPVC double glazed windows to the front aspect and patio doors providing access to the rear garden, allowing an abundance of natural light to fill the room. Featuring a Portuguese limestone fire surround with inset pebble effect electric fire, contrasting back and matching limestone hearth. Finished with coved ceiling, T.V.point, telephone point and wall mounted double panelled gas central heated radiator:

### DINING KITCHEN 16'1" x 10'11" (4.90 x 3.33)



Recently designed and fitted, high spec dining kitchen with uPVC double glazed window to the side aspect and patio doors providing access to the rear garden. Featuring a matching range of base and wall mounted units in high gloss slate grey with white trims and contrasting chrome effect fittings, granite effect working surfaces, inset resin 1 and a 1/2 bowl sink unit with drainer and mixer tap, complimentary tiled splash backs. Integrated electric oven with induction four ring electric hob and a stainless steel extractor hood over, integral dishwasher, plumbing for an automatic washing machine and space for a fridge freezer. Finished with LED under counter lighting and matching LED plinth lighting, coved ceiling, inset ceiling spotlights, wall mounted double panelled gas central heated radiator and Oak wood effect laminate flooring:

### DINING AREA



Dining area offering ample space for a dining table and chairs. Finished with coved ceiling, inset ceiling spotlights, wall mounted double panelled gas central heated radiator and Oak wood effect laminate flooring. UPVC patio doors lead out onto the rear garden:

### STAIRCASE TO FIRST FLOOR



Turning staircase rises to first floor landing with uPVC double glazed window overlooking the side aspect. Offering access to the loft space via hatch and useful storage cupboard, with Mexican Oak doors leading to all rooms:

### PRIMARY BEDROOM 9'10" x 9'8" (3.00 x 2.95)



Primary double bedroom with uPVC double glazed window overlooking the rear garden. Featuring a built-in wardrobe with mirrored sliding doors, finished with coved ceiling, T.V point and wall mounted double panelled gas central heated radiator. Door leads to:

### EN-SUITE 5'10" x 5'11" (1.78 x 1.80)



Partly tiled, en-suite shower room with uPVC double glazed opaque window to the front aspect. Featuring a three piece suite in white with chrome

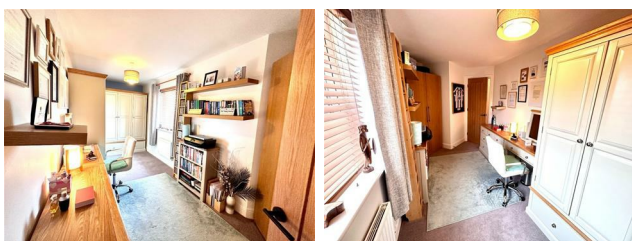
effect fittings, comprises of: double shower unit with mains fitted shower over and glass splash screen, hand wash vanity basin with mixer tap and low level flush w/c. Finished with inset ceiling spotlighting, extractor, wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

### **BEDROOM TWO 15'2" x 6'6" (4.62 x 1.98)**



Well appointed second double bedroom with uPVC double glazed window overlooking the side aspect. Finished with T.V point and wall mounted double panelled gas central heated radiator:

### **BEDROOM THREE 11'8" x 9'9" (3.56 x 2.97)**



A third good sized bedroom, currently utilised as an office, with uPVC double glazed window to the rear aspect, finished with wall mounted gas central heating radiator:

(Please Note Twin Set Of Wardrobes Can Be Purchased Under Further Negotiations)

### **HOUSE BATHROOM 8'8" x 5'8" (2.64 x 1.73)**



Partly tiled, house bathroom with uPVC opaque double glazed window to the front aspect featuring three piece suite in white with chrome effect fittings. Comprises of: panelled bath with shower attachment over, hand wash pedestal basin and a low level flush w/c. Finished with inset ceiling spotlights, fitted extractor, wall mounted double panelled gas central heated radiator and wood effect vinyl flooring:

### **EXTERNALLY**



Externally the property boasts a paved pathway which leads to the front entrance with mature shrubs and plants, as well as a tarmac driveway leading to a detached garage providing ample off road parking. To the rear is an enclosed, South facing astro-turf garden with a substantial decked patio area, perfect for entertaining guests and bistro dining during the summer months. Additionally, there is a private, newly laid flagged patio area making it the ideal space for relaxing. Finished with outdoor tap, security light, stone wall and fenced boundaries:

### **DETACHED GARAGE**

Single detached garage with up and over door, power and light:

### **ADDITIONAL INFORMATION**

Council Tax Band C

## ADDITIONAL INTERNAL PHOTOGRAPHS



## ADDITIONAL EXTERNAL PHOTOGRAPHS



## 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)

## About The Area - Lindley

FURTHER INFORMATION ABOUT THE AREA:

The Village offers local shops, bistro, and restaurants at 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 provides easy 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.

## Council Tax Bands

The council Tax Banding is "C"

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

## Tenure

This property is Leasehold - 999 years at £150.00 per year

## 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

ON ORDER.

## 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.

## 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

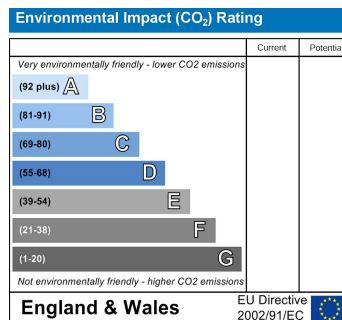
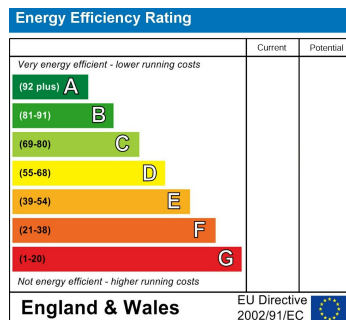
should make their own enquiries before proceeding to exchange of contracts.

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## Floor Plan

### Energy Efficiency Graph



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