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Plover Mills, Lindley Huddersfield,

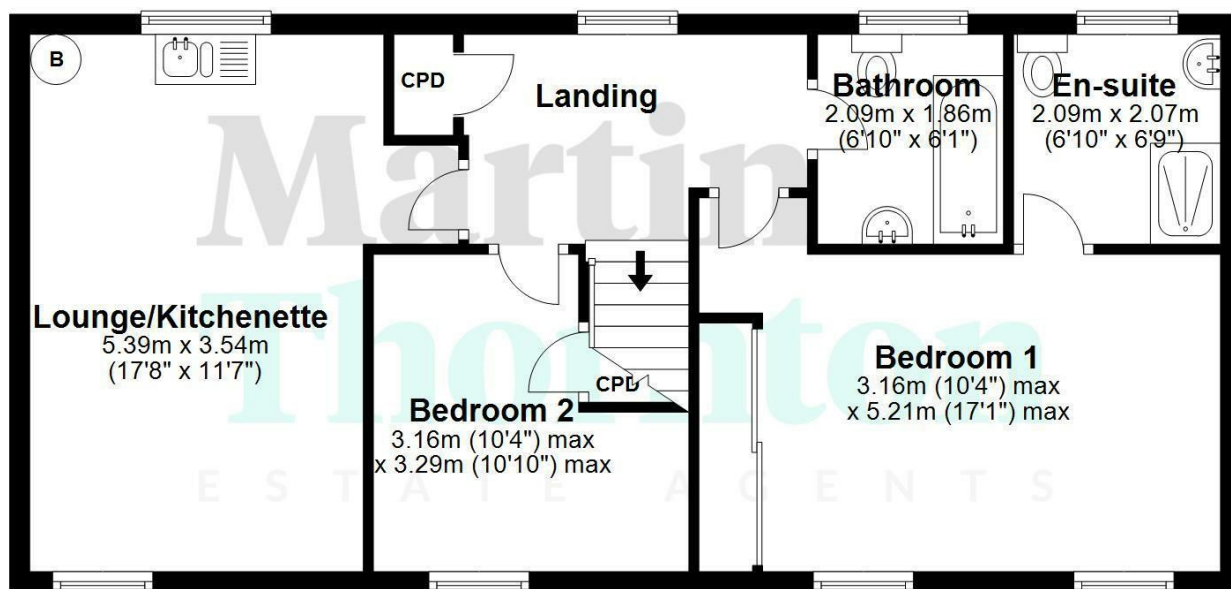
**Offers in the region of
£150,000**

Being conveniently situated within walking distance of Lindley Village with its various amenities including bars and restaurants, hospital and recommended local schooling, is this well appointed, purpose built first floor apartment. The property may well prove suitable to the professional couples or first time buyer looking to access the aforementioned amenities and yet being within a short distance of the M62 motorway network serving both Leeds and Manchester city centres. The property briefly comprises of; entrance hall, staircase to the first floor, two bedrooms, master having en-suite facilities, house bathroom and open plan living kitchen complete with some integrated appliances. The property enjoys a gas central heating system and is fully uPVC double glazed whilst externally, there is allocated parking set within this attractive courtyard.



Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



Total area: approx. 60.2 sq. metres (648.0 sq. feet)

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Entrance Hall



A composite style door with double glazed leaded insert opens to the entrance hall where there is laminate style flooring along with ceiling light point, radiator and a staircase rises to the first floor.

First Floor Landing

With a built in storage cupboard, ceiling light point and a radiator a uPVC double glazed window allows natural light from the rear elevation.

Bedroom One



The master bedroom is of a particularly good size and is kitted out with an array of fitted furniture including bedside drawers, dressing table and wall length fitted sliding wardrobes with various hanging rails and shelving options. There is a ceiling light point along with various power points and a radiator.

En-Suite



Having a white suite comprising of; low flush WC, pedestal hand basin with Hansgrohe mixer tap over, there is a double

shower cubicle with sliding doors home to a mainsfed shower. The walls are part tiled with inset down lights to the ceiling, extractor fan, shaver point and additional light comes from the rear elevation via a uPVC double glazed window.

Bedroom Two



This good sized single bedroom has two uPVC double glazed windows overlooking the front courtyard along with a built in wardrobe over the bulk head with hanging rails, a central ceiling light point along with laminate style flooring and a radiator.

House Bathroom



Having a modern white suite comprising of; low flush WC, pedestal handbasin with Hansgrohe mixer tap over, there is a panelled bath with mixer tap rising to shower head. The walls are part tiled to dado height with inset down lights to the ceiling, radiator and additional light comes from the rear elevation via two uPVC double glazed windows.

Living Kitchen



The living kitchen enjoys light from both front and rear

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elevations. The living room has laminate style flooring along with a central ceiling light point, TV aerial point and a radiator and two uPVC double glazed windows looking out over the courtyard. As mentioned, the living room is open to the kitchen where there is a range of modern base cupboards, drawers, roll edge work tops with matching up stands and wall cupboards over with inset cabinet down lights, there are integrated appliances including split level hob and oven with overlying extractor hood, integrated fridge/freezer, washer, dryer and dishwasher. There is an inset one and a half bowl stainless steel sink unit with mixer tap and inset down lights to the ceiling and two uPVC double glazed windows allow additional light from the rear elevation.

External Details

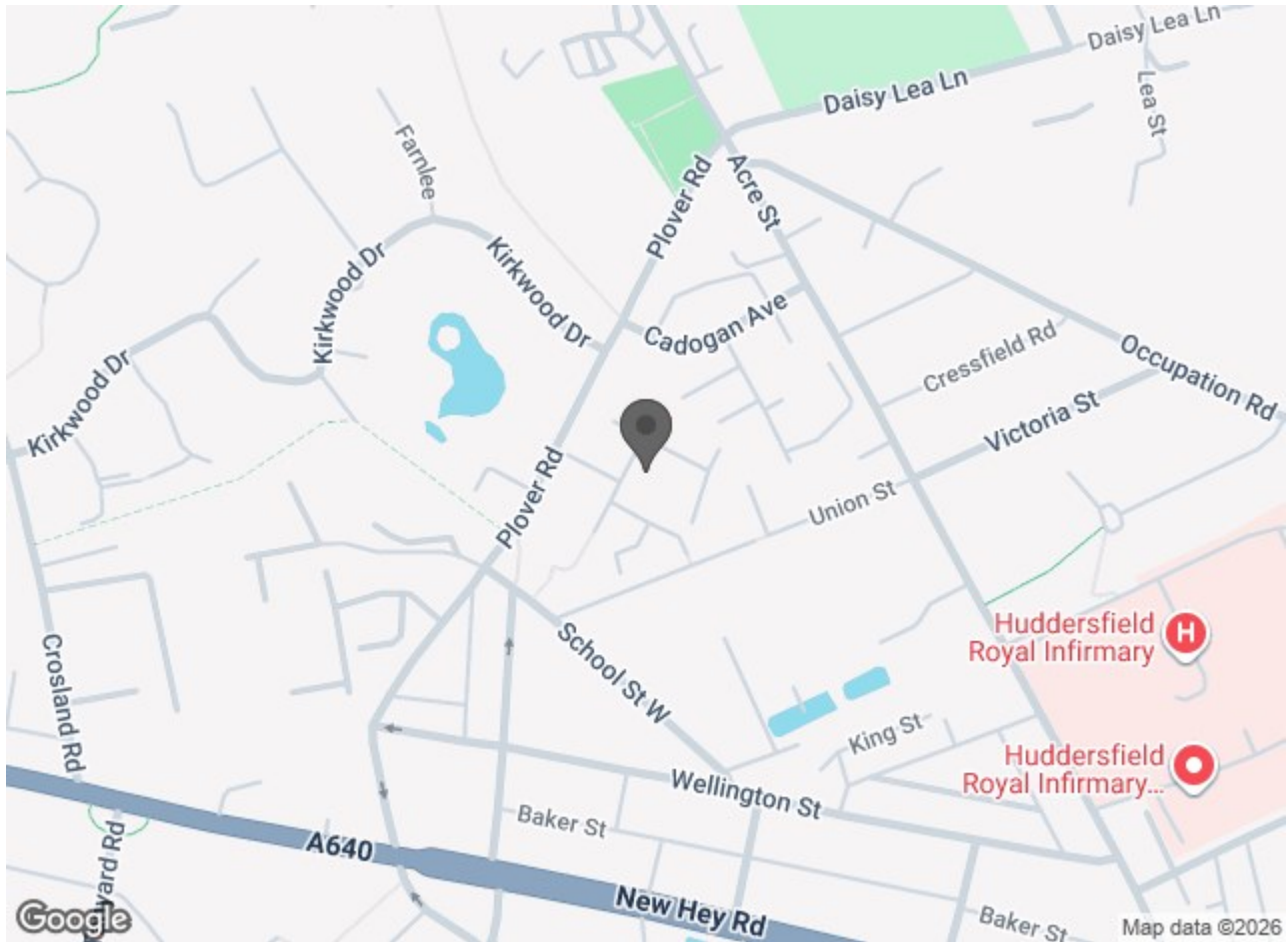
There is allocated parking to the courtyard.

Tenure

The Vendor informs us that the property is leasehold and we await further details.

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Directions



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DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER MARTIN THORNTON & CO NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**