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01484 508000



Plover Road, Lindley Huddersfield,

£800 Per month

This is a superb top-floor apartment in this imaginatively converted former mill complex, conveniently located near the motorway and amenities in Lindley Village. The building itself blends both character and contemporary features relating to its industrial history. There is a communal entrance hallway with lifts, and the apartment has its own entrance hallway. There is a fabulous open-plan living/dining kitchen with granite worktops, built-in appliances, and superb views from its large arched window, along with exposed stonework and brickwork. The apartment has a good-sized bathroom and a large double bedroom. Externally, there is an allocated parking space.

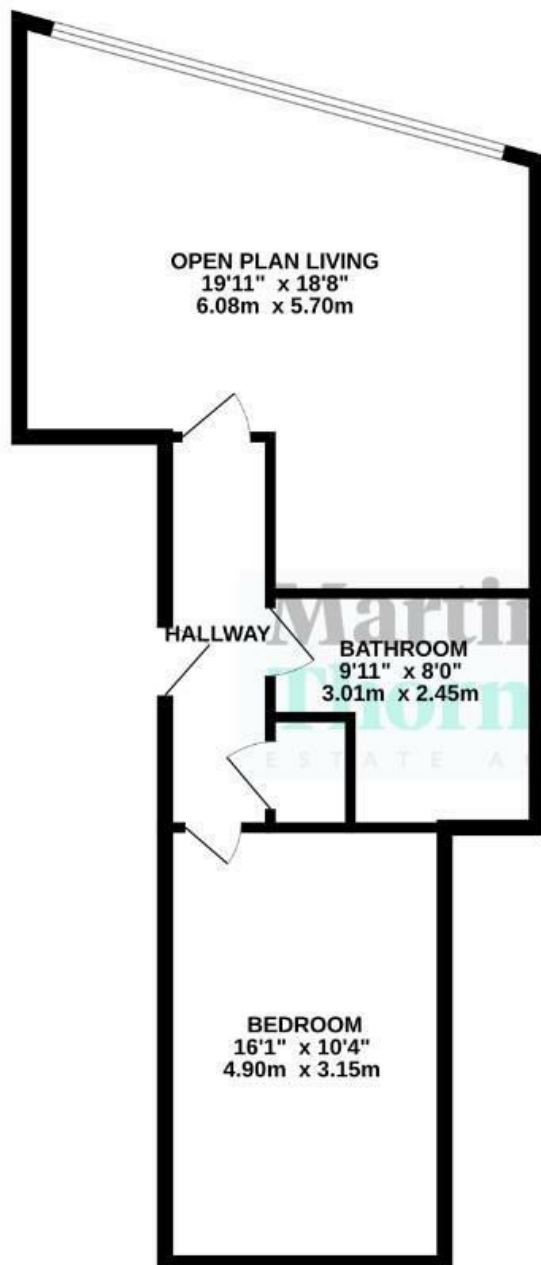
Vacant possession

Plover Road, Lindley Huddersfield,

Floorplan



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plover Road, Lindley Huddersfield,

Details



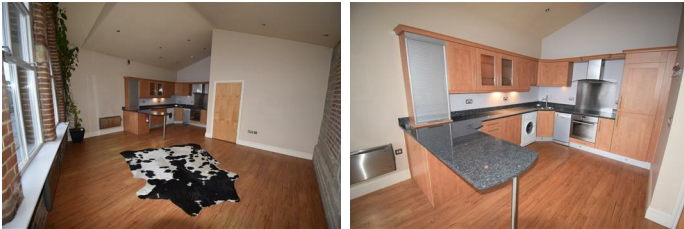
Communal Entrance

A communal entrance hall with an entry phone system gives access to the communal area. There are lifts to the property, which is located on the top floor, and an external door gives access into the property's own entrance hallway.

Entrance Hallway

This is of a good size and has an electric wall heater, ceiling downlighting, and a useful storage cupboard that houses the Megaflow tank for the hot water system. There is an entryphone telephone system, and at the far end, a door leads to the open-plan living/dining kitchen.

Living/Dining Kitchen



This room certainly has the wow factor, blending character and contemporary style. Being on the top floor, the apartment has the full angled height, a superb arched semi-circular window with exposed stonework and brickwork, and large double-glazed windows that take in some pleasant views looking towards Castle Hill and the Holme Valley in the distance. The height of the ceiling and large windows maximise the natural light, and there is a further wall of exposed stonework and brickwork, along with ceiling downlighting. The kitchen area has granite work surfaces, a built-in oven and hob, a stainless steel splashback, and a canopy-style filter hood. There is a washing machine, a dishwasher, and a one-and-a-half bowl stainless sink with a grooved draining area within the granite working surfaces, which also have matching up-stands. There is an integrated fridge and freezer, along with a breakfast bar area. The open-plan nature of this room makes it particularly sociable and ideal for entertaining, and there is a wall-mounted electric heater.

Bathroom



The bathroom is of a good size and has a wall-mounted semi-circular hand basin, a low-level WC with concealed cistern, and a bath with curved shower screen and wall-mounted shower attachment. There is an upright chrome towel heater, a large mirror with lighting, and appropriate tiled surrounds.

Bedroom



This large double bedroom has a high ceiling, an electrically operated Velux window, and a built-in open wardrobe with drawers and a hanging rail. There is provision for a wall-mounted TV, various sockets, and an electric wall-mounted heater.

External Details

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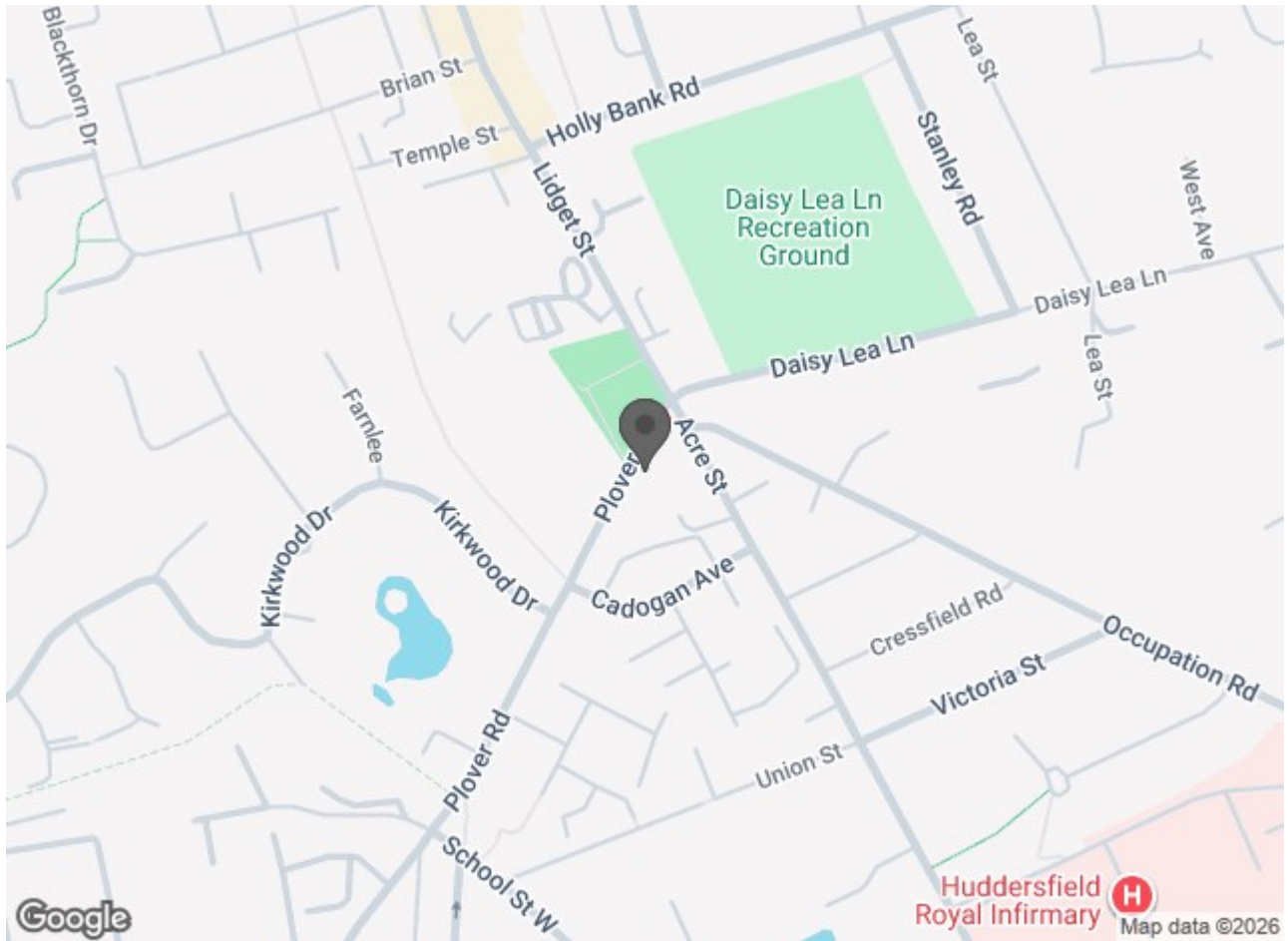
Details



The property has an allocated parking space.

Plover Road, Lindley Huddersfield,

Directions



**Plover Road, Lindley
Huddersfield,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.