

Peter David

Properties Ltd

Residential Sales and Lettings



32 Plover Mills

Lindley, Huddersfield, HD3 3ZF

Offers in the region of £130,000



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Entrance Hallway

Enter this property via a communal entrance and solid wood door into the apartment. There is a neutral carpet flowing throughout the apartment. Access to both bedrooms, house bathroom and open plan living space.

Open Plan Living Space

An attractive open plan living space with two PVCu patio doors with Juliet balconies overlooking the communal gardens. There is ample space for a dining table. Open access to the modern kitchen.

Kitchen

A stylish modern kitchen with hi-gloss cream matching wall and base units, cream hi-gloss ceramic tiled flooring, laminate work surfaces and tiled splashbacks. Integrated appliances consist of: an electric oven, a gas hob, an extractor and a washing machine. Benefiting from a stainless steel sink and drainer and space for a free standing fridge freezer.

Master Bedroom

A spacious double bedroom with mirrored sliding fitted wardrobes. PVCu window to rear. Access to the en-suite.

En-Suite

A modern and stylish partially tiled en-suite with hi-gloss ceramic tiled flooring. Comprising of WC, wash basin and double shower with glass screen.

Bedroom One

A second double bedroom with PVCu window to rear.

House Bathroom

A modern partially tiled house bathroom with ceramic

tilled flooring. Comprising of: WC, wash basin and bath with hand held shower.

Exterior

To the front of the property there is a large communal garden which can be viewed from the patio doors in the living room. To the rear of the property are the car parking spaces.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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 PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



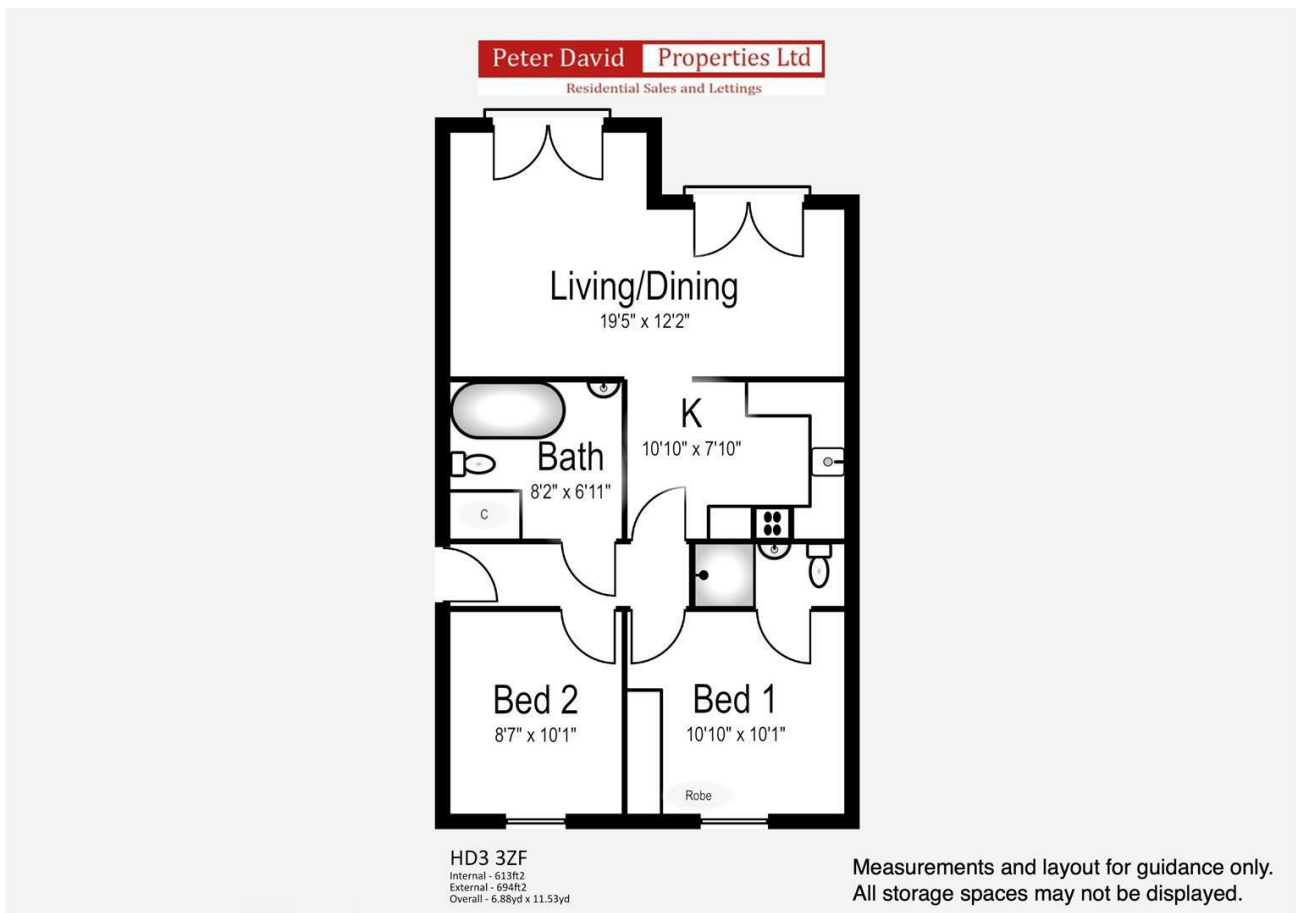
Hybrid Map



Terrain Map



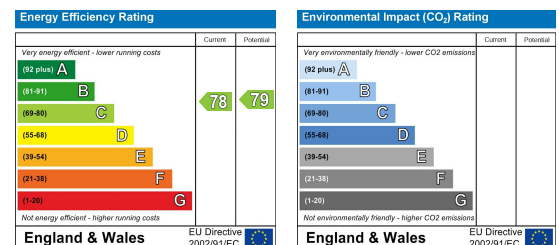
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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