

Peter David

Properties Ltd

Residential Sales and Lettings



10 Plover Mills

Lindley, Huddersfield, HD3 3ZF

Offers in the region of £145,000



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Main Entrance Lobby

Enter the apartment building via a composite door into a communal entrance lobby benefiting from an intercom system and an allocated letter box. The apartment is on the right on the ground floor.

Entrance Hallway

A wood effect door opens into an entrance hallway, featuring a spacious storage cupboard ideal for organising household essentials. From the hallway, you can access the open plan kitchen/living room, two double bedrooms, and the house bathroom. Additionally, within the hallway, you'll discover the alarm system, intercom, and heating thermostat.

Open Plan Living/Dining Room

A well appointed open-plan living/dining room adorned with two PVCu windows to the side aspect allowing plenty of natural light to flow in. The space is generously sized, providing ample room for a dining table. There is open access to the kitchen seamlessly connecting the two spaces.

Kitchen

The kitchen comprises wood effect matching wall and base units, laminate work surfaces, tiled splash-backs and a stainless steel sink and drainer. Integrated appliances include a double oven electric oven, a four-ring gas hob and an extractor fan. There are two additional spaces for appliances one of which has plumbing for a washing machine. As a good will gesture the vendor is leaving a Bosch washing machine, a White Knight dryer and a Bosch fridge freezer.

Bedroom One

A generously sized master bedroom with a PVCu

window to the side aspect. There is the added benefit of fitted wardrobes with sliding translucent glass doors providing ample storage.

Bedroom Two

The second double bedroom, presently configured as a single bedroom adorned with wardrobes. There is a PVCu window to the front aspect and fitted wardrobes with sliding translucent glass doors.

House Bathroom

A modern partially tiled house bathroom with ceramic tiled flooring. Comprising of: a WC, a wash basin, a chrome towel rail and a large walk in shower with a glass screen.

Exterior

Externally there are well maintained communal gardens surrounding the apartments. The property also benefits from a allocated parking space and additional visitor spaces.

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

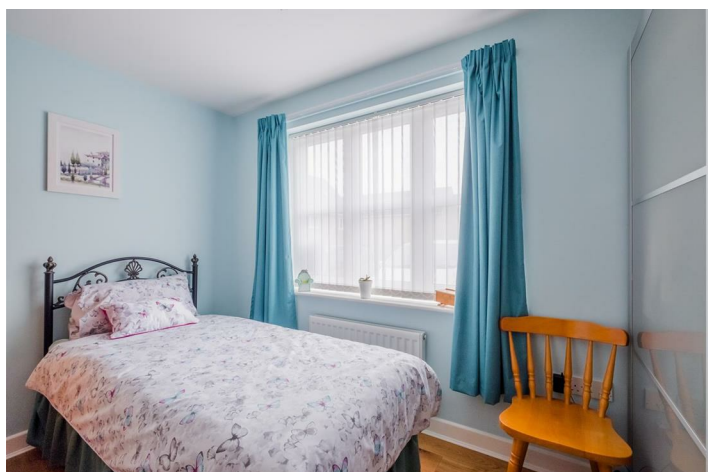
only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

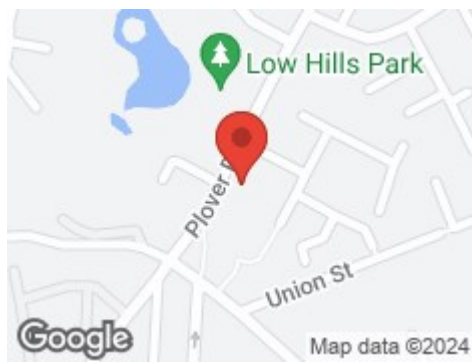
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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.



Road Map



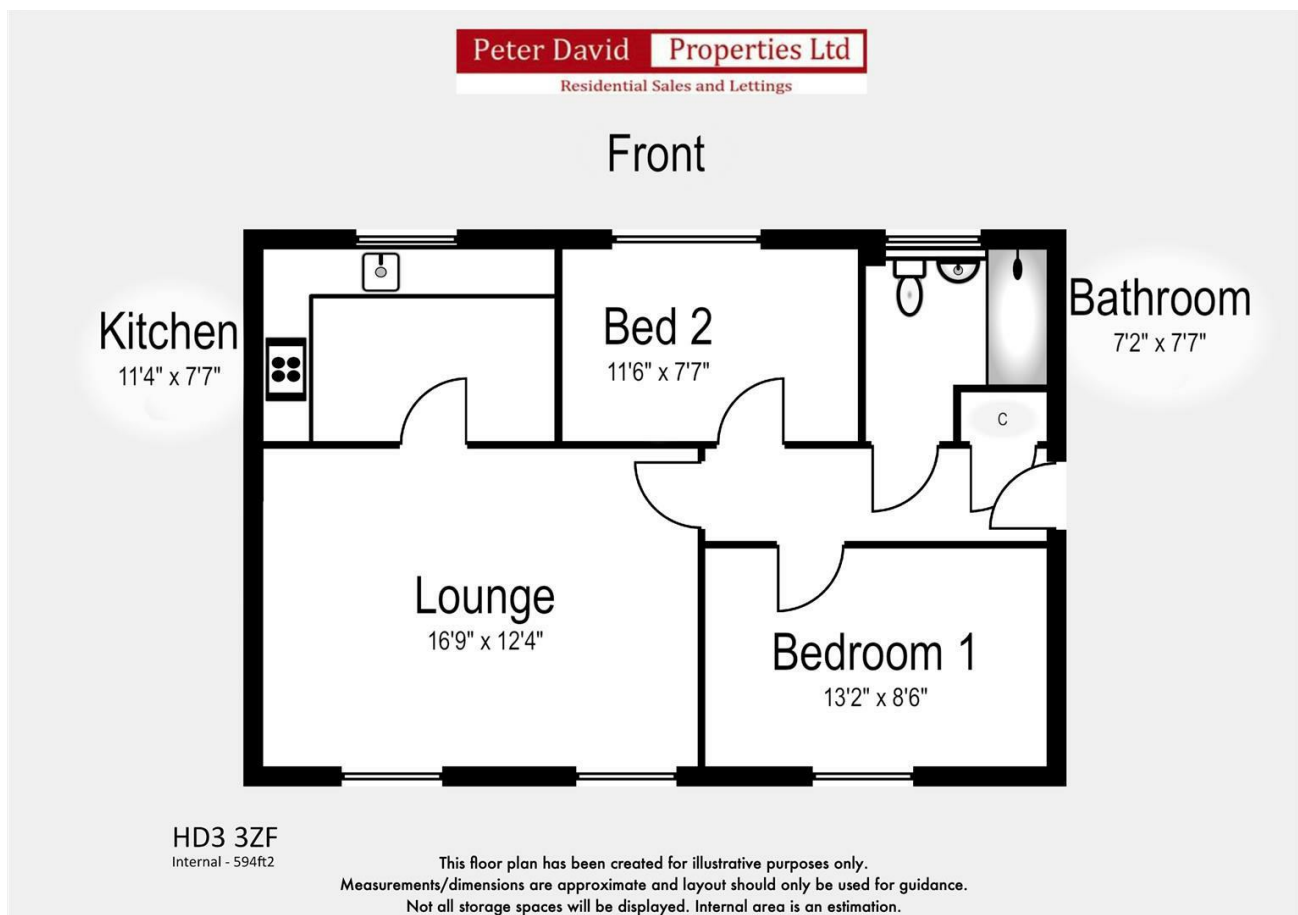
Hybrid Map



Terrain Map



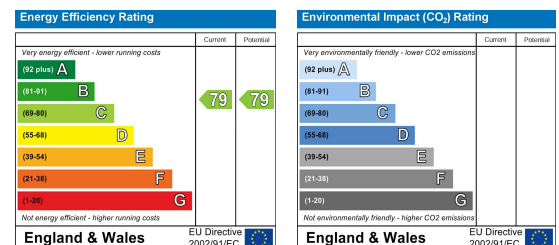
Floor Plan



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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