

# Peter David

# Properties Ltd

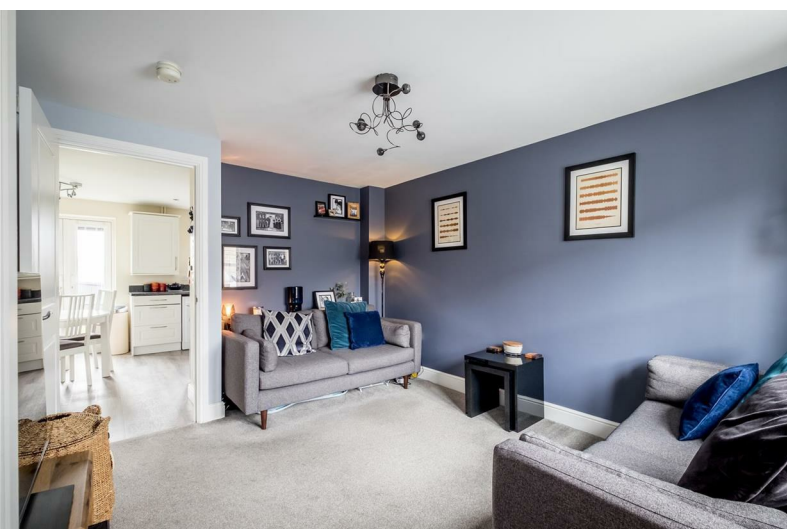
Residential Sales and Lettings



## 90 Plover Mills

Lindley, Huddersfield, HD3 3ZF

Offers in the region of £230,000



# 90 Plover Mills

Lindley, Huddersfield, HD3 3ZF

Offers in the region of £230,000



## Groundfloor:-

### Entrance Hallway

Access via a composite door. Grey carpet flows throughout the property and stairs rise to first floor accommodation. Access to the living room.

### Living Room

A stylish living room with PVCu window to the front aspect. A large under stairs cupboard provides useful storage.

### Kitchen Diner

This kitchen diner is to the rear of the property and comprises: White matching wall and base units, laminate work surfaces and laminate flooring. Integrated appliances consist of an electric oven with stainless steel splashback, a stainless steel sink and drainer and an extractor. There are two free standing spaces for a dishwasher and fridge freezer and space for a dining table. A PVCu window and PVCu patio doors leading out to the rear garden.

### Ground floor WC

Off the kitchen is this useful downstairs WC with laminate flooring. Comprising of: WC, wash basin and PVCu frosted window to the side aspect.

## First Floor:-

### Landing

A light and spacious landing providing access to two bedrooms and house bathroom. There is also a PVCu window to the side aspect. Stairs rise to second floor accommodation

### Bedroom Two

A spacious double bedroom with PVCu window to the rear. There is a cupboard housing the water tank.

### Bedroom Three

A single bedroom with laminate flooring. PVCu window to front elevation.

### House Bathroom

A partially tiled bathroom with laminate flooring. Comprising of: WC, wash basin and bath with hand held shower attachment.

## Second Floor:-

### Master Bedroom

The spacious master bedroom is located on the second floor and benefits from fitted wardrobes and an en-suite. PVCu window to front elevation.

### En-Suite

A partially tiled en-suite with laminate flooring. Comprising of: WC, wash basin and glass shower cubicle. A velux window provides plenty of natural light.

### Exterior

To the front of the property is a tarmac driveway with parking for one car. To the rear is a private and enclosed garden with lawn and decked patio area.

### 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



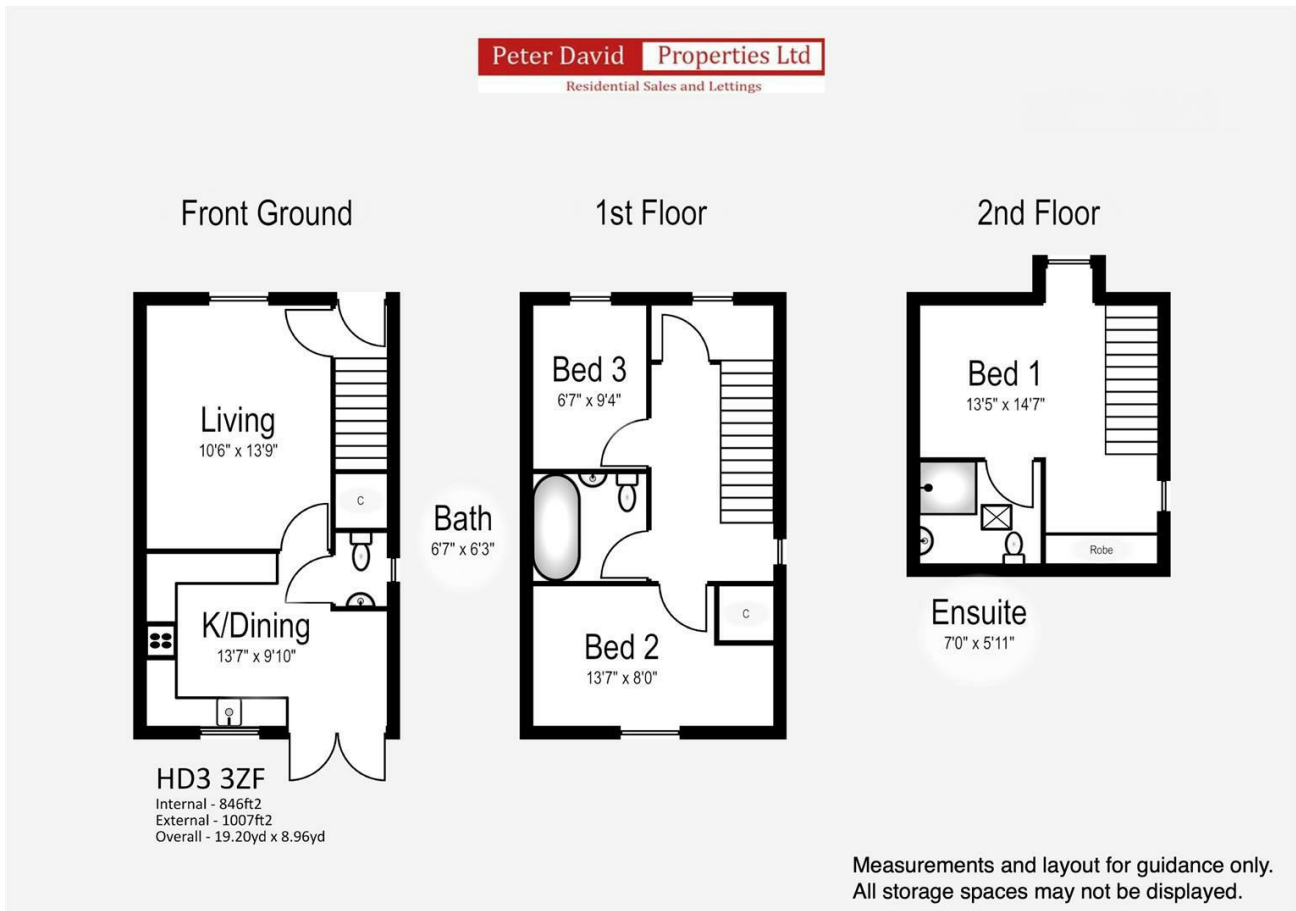
## Hybrid Map



## Terrain Map



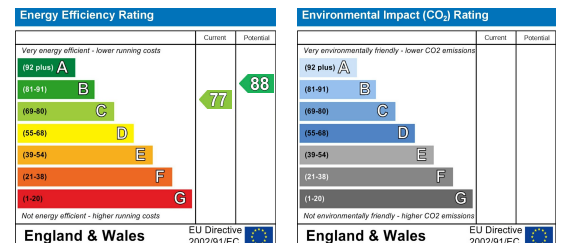
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk