



Loft 14 Gladstones Corner, 62 Plover Road, Lindley, Huddersfield, HD3 3BZ

£189,950

bramleys





This extremely spacious 2 double bedroom, second floor apartment is one of the larger properties within this development. Providing a unique of its own private balcony area, which is accessed from both the living area and larger than average master bedroom. The apartment also provides an en suite to the master, separate bathroom and is situated within the former Wellington Mills which is now part of the Heritage Exchange development. Retaining architectural features including exposed brickwork, high ceilings and a beautiful feature arched window. The property would make an ideal purchase for a professional person/couple. Conveniently positioned for access to amenities within the site, including a gym, coffee lounge/bistro and reception. The property is also situated within walking distance from local independent shops, bars and restaurants within Lindley, as well as access to Huddersfield town centre, the M62 motorway network and nearby Huddersfield Royal Infirmary.

As well as the private balcony, the apartment also has 2 allocated parking spaces.

Energy Rating: D





## GROUND FLOOR:

Enter through a communal entrance door.

### Communal Entrance/Reception

Access to the second floor is available via lift access or stairs.

## SECOND FLOOR:

### No. 14 - Entrance Hall

Enter through a timber entrance door into an L shaped entrance hall, which has an electric wall heater and a built-in store cupboard which houses the hot water cylinder.

### Open Plan Living Kitchen

24'8" x 14'5" (7.52m x 4.39m)

This magnificent living space is flooded with natural light enjoyed from the large feature window. Having laminate flooring, electric wall heaters and a feature exposed brickwork wall. The lounge area has an electric fire and the kitchen provides an extensive range of wall and base units with pull out larder and granite worktops which also incorporate a breakfast/

dining area. Integrated appliances include electric hob with extractor hood over, oven, fridge, freezer, dishwasher and sink unit with mixer tap.

### Vestibule

This area provides useful storage and has an external door which leads out onto the private decked balcony.

### Master Bedroom

17'9" max x 15'3" min x 13'5" (5.41m max x 4.65m min x 4.09m)

This larger than average master bedroom will surely impress, again enjoying lots of natural light from the windows which have fitted blinds. There is feature exposed brickwork to one wall, an electric wall heater and double glazed doors which lead onto the private decked balcony.

### En suite Shower Room

The en suite has tiling to the walls and floor, corner shower enclosure, low flush WC and a contemporary glass bowl sink with mixer tap. There are also ceiling spotlights and a chrome ladder style heated towel radiator.





## Bedroom 2

12'10" x 8'6" (3.91m x 2.59m)

This second bedroom of double proportions, has a feature exposed brick wall, an electric wall mounted heater and a large double glazed window which lets in plenty of natural light.

## Bathroom

Having tiling to the walls and floor. The bathroom is furnished with a 3 piece suite comprising bath with shower attachment over and glass screen, low flush WC and a hand wash basin. There is also a chrome ladder style towel radiator, ceiling spotlights and built-in storage.

## OUTSIDE:

This property has its own private balcony which is accessed from both the living space and master bedroom. There are also 2 parking spaces.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## DIRECTIONS:

Leave Huddersfield via Trinity Street (A640), at the roundabout proceed straight ahead into Westbourne Road which then becomes New Hey Road. At the roundabout proceed straight ahead and after passing the Highgate P.H on your right hand side, proceed through the traffic lights where the entrance to the Heritage Mill Exchange can be found on the right hand side and the apartment can be found via the main entrance.

## TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 3 June 2003

Service Charge: £510.92 per quarter (£2,043.68 per annum)

Ground Rent: £37.50 per quarter (£150 per annum)

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

## COUNCIL TAX BAND:

D

## MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

## VIEWINGS:

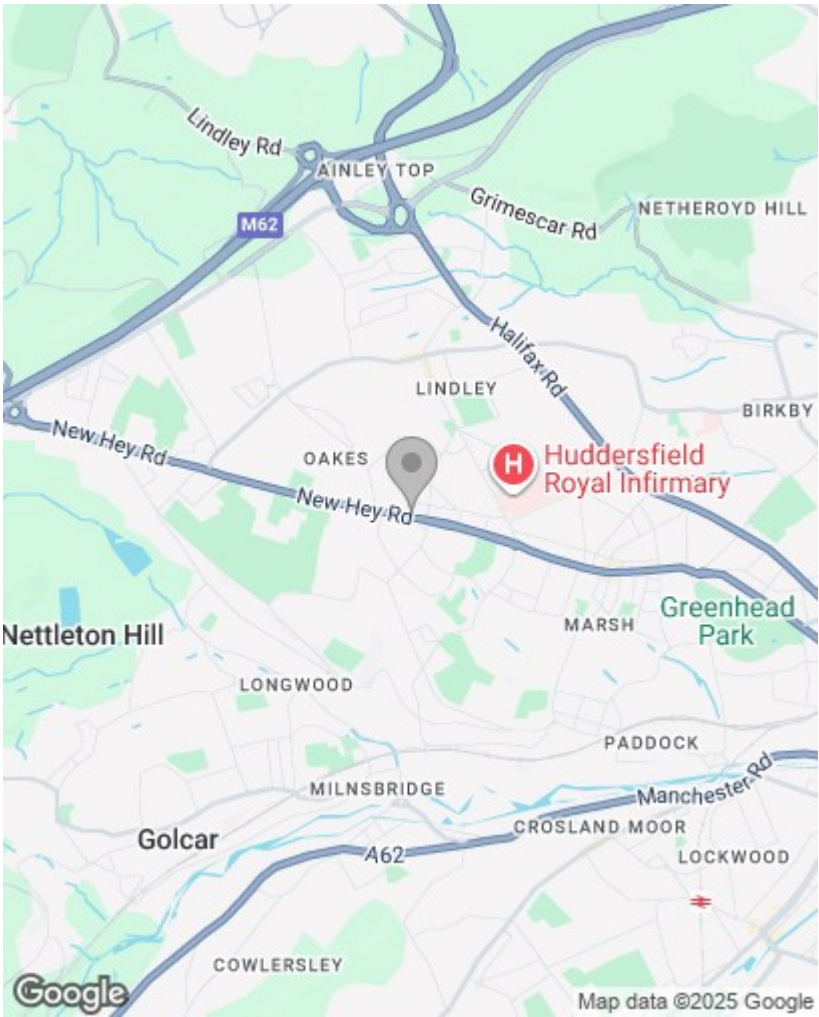
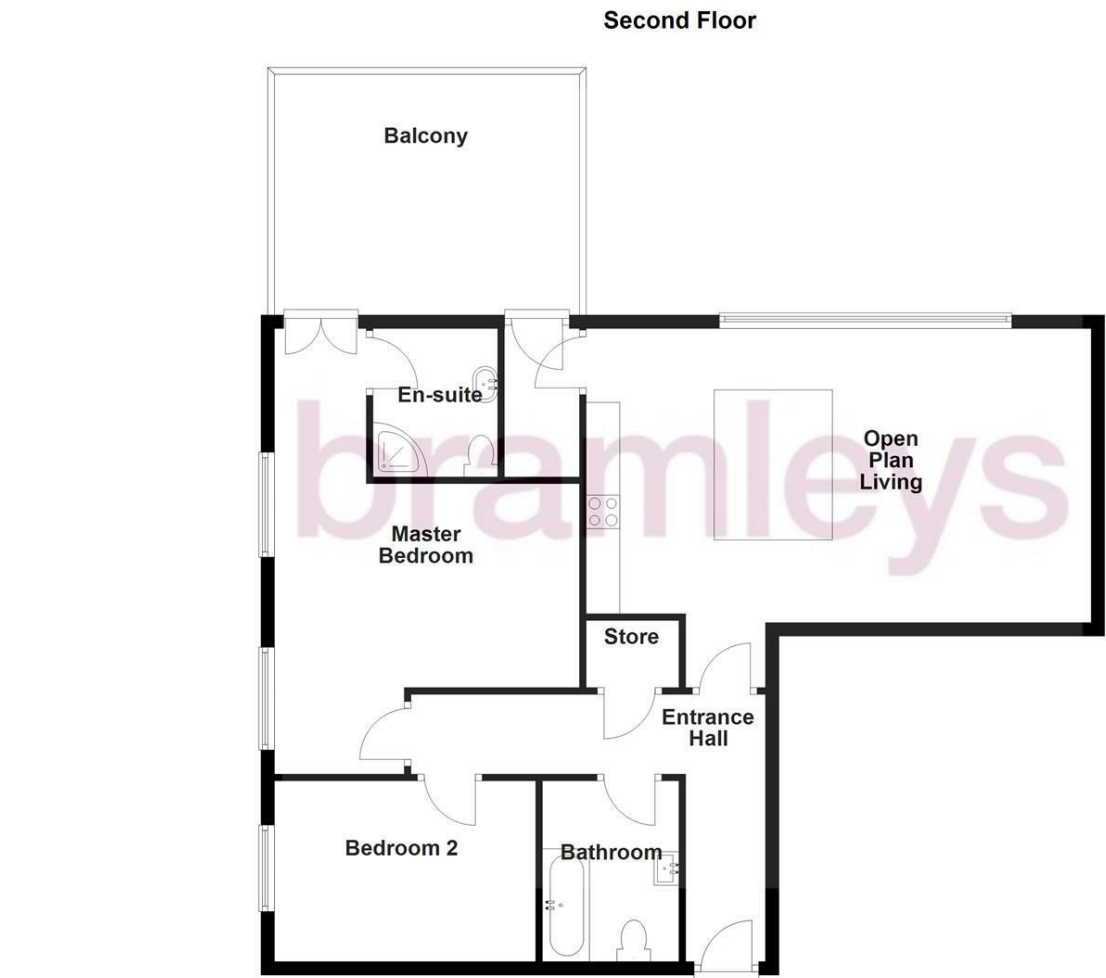
Please call our office to book a viewing on 01484 530361.











CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

- 1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
- 2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Huddersfield | Halifax | Elland | Mirfield

