



4 Plover Road, Lindley, Huddersfield, HD3 3HX
Offers Around £300,000

bramleys





NO UPPER CHAIN

Offering a wealth of potential to redevelop or refurbish, is this 2 bedroom detached property. Situated in the popular village of Lindley within walking distance of the amenities within. The property currently provides open plan ground floor accommodation which consists of a entrance hall, living/dining area, conservatory, kitchen, utility, bathroom and rear entrance. To the first floor there is a bedroom with access to an occasional room, together with a shower room and storage areas.

Ideal for the investor buyer or family looking to personalise, the property occupies a sizable plot which offers further potential to extend (subject to any planning permission). Externally the property is accessed via timber gates, to a block paved driveway, carport and garage, together with good sized gardens to both front and rear which are fully enclosed.

Viewings are strongly encouraged to appreciate the position, space and potential this property has to offer.

Energy Rating: F



GROUND FLOOR:

Enter the property through a timber door into the entrance porch which has uPVC double glazed window. A further door gives access to the property.

Entrance Hall

With 2 gas fired wall mounted heaters, useful under stairs store cupboard, uPVC double glazed window to the rear elevation and stairs leading up to the first floor.

Lounge

19'1" x 10'5" (5.82m x 3.18m)

A most spacious reception room which is fitted with a uPVC double glazed window to the front elevation, coal effect gas fireplace with slate hearth and stone surround, wall mounted heater and a set of timber framed French doors give access to the conservatory.

Conservatory

7'11" x 6'9" (2.41m x 2.06m)

With a wall mounted heater, uPVC double glazed window and uPVC door which gives access to the rear garden.

Kitchen

7'0" x 12'9" (2.13m x 3.89m)

Fitted with a range of wall, drawer and base units with laminate work surfaces, tiled splashbacks and a stainless steel sink with side drainer and mixer tap. There is plumbing for a dishwasher, built-in 4 ring gas hob and shoulder level double oven, uPVC double glazed window to the rear elevation and access into the rear entrance.

Rear Entrance Hall

With an external door to the rear elevation and access into the utility.

Utility

3'8" x 6'3" (1.12m x 1.91m)

With a uPVC double glazed window to the rear elevation and shelving.

Bedroom 1

10'5" x 14'7" max (3.18m x 4.45m max)

Having useful built-in storage cupboards/wardrobes which provide hanging and shelving space. There is a wall mounted heater, uPVC double glazed window to the front elevation and access to the ensuite bathroom.

En suite Bathroom

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath. There are fully tiled walls, a wall mounted heater and uPVC double glazed window to the side elevation.

FIRST FLOOR:

Accessed via steps to the first floor landing.

Landing

With 2 wall mounted heaters, uPVC double glazed window to the front elevation and useful storage cupboards.

Bedroom 2

10'3" x 14'7" max (3.12m x 4.45m max)

With a built-in wardrobe providing hanging and shelving space, central heating radiator and uPVC double glazed window to the front elevation. There is also a door which gives access to a further occasional room.

Occasional Room

8'5" x 12'10" (2.57m x 3.91m)

With a wall mounted heater and timber framed Velux window to the rear elevation.

Please note, there is restricted head height in this room.



Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin and walk-in shower cubicle with showerhead attachment. There are fully tiled walls, wall mounted heater and a uPVC double glazed window to the rear elevation.

OUTSIDE:

To the front of the property there is gated access and a block paved driveway which provides ample off road parking and in turn gives access to the garage and additional carport. There are gardens to the side with tree and shrub borders, together with a flagged pathway from the front which leads down the side to the rear. To the rear of the property there is a generous garden which has mature tree, fence and shrub borders.

Garage

An attached garage with up and over door, side external door and 2 windows to the side elevation.

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) and proceed straight ahead at the roundabout into Westbourne Road. Continue up this road as it becomes New Hey Road and at the next roundabout take the third exit into Acre Street. Follow this road into the centre of Lindley and after passing Sainsburys on your left, take the next left into Plover Road. The property will be found after a short distance on the right hand side.

TENURE:

Leasehold - Term: 999 years from 29 September 1963 / Rent: £20 per annum.

Please note, the title has not yet been registered with Land Registry due to length of ownership. However, the solicitors confirm they hold the deeds and first registration will be made on completion of the sale.

COUNCIL TAX BAND:

E

MORTGAGES:

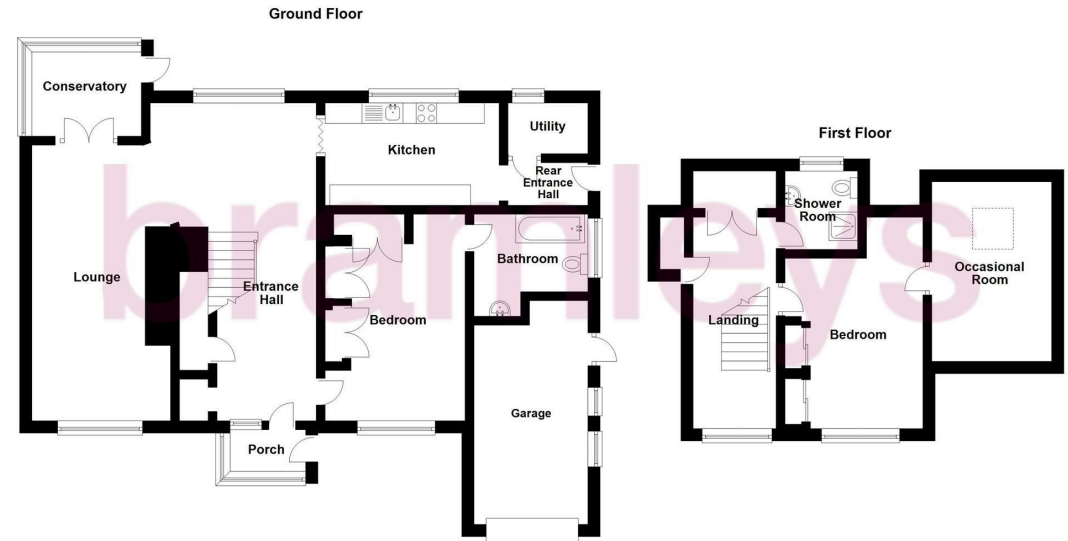
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED 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 | | | |
| (112 plus) | A | | |
| (81-111) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 38 | 76 |
| | | EU Directive 2002/91/EC | |

Huddersfield | Halifax | Elland | Mirfield | Heckmondwike

