

65 Plover Road, Lindley, Huddersfield, HD3 3ZZ  
Offers Over £270,000

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**\*This superb 4/5 bedroom, townhouse is situated in the popular residential area of Lindley\***

Located approximately 2.5 miles from Huddersfield town centre and within 1 mile of J.23 & J.24 of the M62, the property would ideally suit those looking to commute the major trading centres of West Yorkshire and East Lancashire. Most daily requirements can be satisfied in the vibrant shopping area of Lindley and it is handily placed for access to Huddersfield Royal Infirmary, together with well regarded local schooling.

Boasting 4 bedrooms, with en suite facilities to two bedrooms, office/bedroom 5, together with a modern fitted kitchen with a wealth of integrated appliances, modern fitted bathroom and security alarm system.

Externally the property has an enclosed rear garden and garage with EV charging point, ideal for those with a young and growing family.

An early viewing is highly recommended to appreciate the size and position that this property has to offer.

Energy Rating: C



## GROUND FLOOR:

Enter the property through a composite external door into:-

### Entrance Hall

With a central heating radiator and in turn gives access to the cloakroom/WC.

### Cloakroom/WC

Furnished with a 2 piece white suite comprising of a low flush WC, pedestal wash basin, tiled flooring, a central heating radiator and uPVC double glazed window.

### Study/Bedroom

8'8" x 7'7" (2.64m x 2.31m)

Having a central heating radiator and uPVC double glazed window.

### Dining Kitchen

17'8" x 14'6" (5.38m x 4.42m)

Comprehensively fitted with a range of matching modern wall and base units with a wealth of integrated appliances,

including a 4 ring induction hob, split level oven and grill, integral dishwasher and space for a washing machine. There is an Asterite sink unit with mixer taps and side drainer, sunken LED lighting, central island with breakfast bar, central heating radiator, uPVC double glazed windows and French door leading directly into the rear gardens.

## FIRST FLOOR:

### Landing

With a central heating radiator and access to the loft via a retractable ladder. The loft is fully boarded with shelves and provides useful additional storage.

### Lounge

14'6" x 11'6" (4.42m x 3.51m)

Peacefully situated to the rear of the property, having a central heating radiator, uPVC double glazed windows and French doors to the Juliet balcony.

## Master Bedroom

14'8" x 8'3" inc wardrobes (4.47m x 2.51m inc wardrobes)

Having fitted full width wardrobes with sliding mirrored doors, central heating radiator, uPVC double glazed window and an access door to the ensuite.

### En suite Shower Room

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash hand basin and fully tiled shower cubicle. There is also a central heating radiator and uPVC double glazed window.

## SECOND FLOOR:

### Landing

### Bedroom 2

9'0" x 10'0" max (2.74m x 3.05m max)

With a central heating radiator and uPVC double glazed window to the front. There is a built-in airing cupboard and an access door to the en suite.





### En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash basin and fully tiled shower cubicle. There are part tiled walls, a fully tiled floor, central heating radiator and uPVC double glazed window.

### Bedroom 3

8'2" x 9'10" (2.49m x 3.00m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Bedroom 4

6'4" x 6'1" (1.93m x 1.85m)

Peacefully situated to the rear of the property, having a central heating radiator and uPVC double glazed window.

### Bathroom

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash basin and panelled bath with chrome mixer taps and shower attachment. There are part tiled walls, fully tiled floor, central heating radiator, electric shaver point and sunken LED lighting.

### OUTSIDE:

The property has enclosed gardens to the rear with flagged seating area and flowerbeds.

### GARAGE

Benefitting from a detached single garage with electrically operated up and over door and EV charging point and a useful driveway for further parking.

### 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. Follow this road up to the next roundabout, taking the third exit into Acre Street and continue past Huddersfield Royal Infirmary. On reaching Lindley clock tower, turn left into Plover Road and after a short distance the property will be found on the left hand side, identified by a Bramleys for sale board.

### TENURE:

Leasehold - Term: 999 years from 1 January 2008  
Rent: £204.70 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:

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### 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.

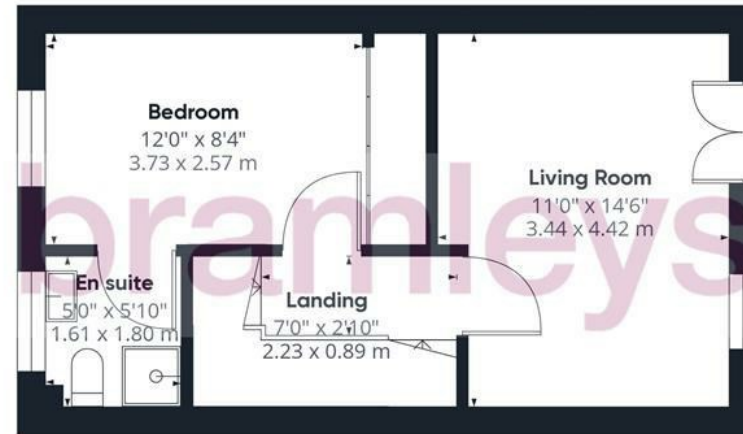








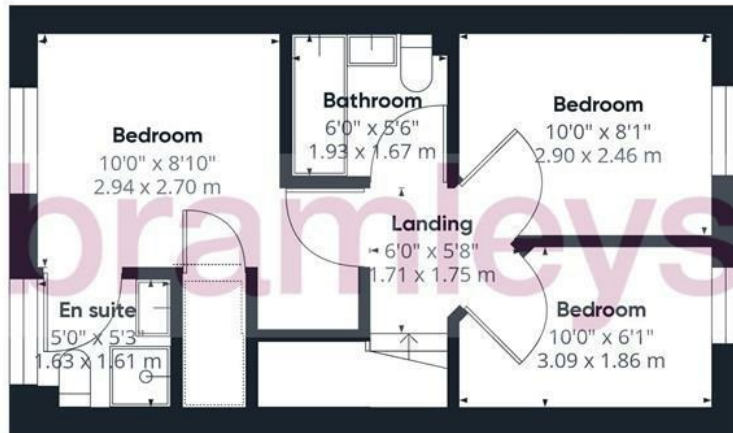
Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1067.89 ft<sup>2</sup>  
99.21 m<sup>2</sup>

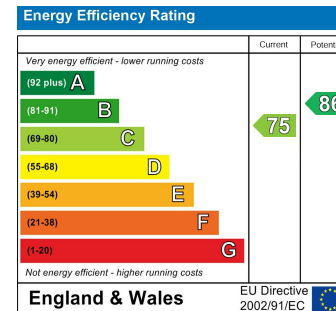


Floor 2

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 in situ 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**



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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