



Huddersfield

SALES + LETTINGS



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No Chain

Allocated Parking

Balcony Access

Modern Living



Loft 5, 62 Gladstone Corner, Plover Road
Huddersfield, HD3 3BZ

£135,000

Living Room 12' 2" x 19' 0" (3.7m x 5.8m)

This beautifully presented living room offers a bright and airy feel with its contemporary design and generous layout. Featuring stylish wood-effect flooring and a tasteful combination of soft blue and neutral wall tones, the space provides a calm and welcoming atmosphere. Recessed ceiling spotlights add a modern touch, while the large open-plan layout is perfect for both relaxing and entertaining. A standout feature of this space is the charming wooden-framed double doors that open directly onto a shared balcony area, offering a seamless indoor-outdoor connection. Ideal for enjoying your morning coffee or winding down in the evening, this unique addition enhances the lifestyle appeal of the property.

Kitchen 15' 1" x 8' 2" (4.6m x 2.5m)

This modern kitchen boasts a sleek and functional layout, complete with high-quality integrated appliances and ample storage. Finished with warm wooden cabinetry, glossy black worktops, and matching splash backs, the space is both practical and visually appealing. The integrated oven, ceramic hob, and stainless steel extractor hood offer convenience and style, while under-cabinet lighting adds a subtle touch of luxury. A handy breakfast bar-style counter provides additional workspace or informal dining. Finished with wood-effect flooring to match the adjoining living area, this kitchen is ready for immediate use with plenty of potential to personalise.

Bedroom One 10' 2" x 19' 0" (3.1m x 5.8m)

A unique and stylish double bedroom blending modern comfort with industrial charm. Exposed brickwork and original stone detailing create a distinctive feature wall, giving the room a warm and textured character. The large window allows for plenty of natural light, while recessed ceiling spotlights enhance the bright and inviting ambiance. Soft grey carpet underfoot adds a cosy touch, and multiple power outlets are conveniently positioned. A perfect retreat with a blend of modern urban style and period charm—ideal for buyers or tenants seeking something a little different.

Bedroom Two 19' 0" x 6' 11" (5.8m x 2.1m)

This cosy and characterful second bedroom is ideal as a guest room, home office, or study. Featuring exposed brickwork around the large window, it enjoys a blend of modern and industrial style. The room benefits from soft grey carpeting and neutral walls, ready to personalise to your taste. A large window allows in plenty of natural light, while recessed lighting and electric heating provide year-round comfort. A compact but functional space with plenty of potential for various uses.

Shower Room 8' 10" x 6' 7" (2.7m x 2m)

Finished to a high standard, this stylish shower room features modern fittings and a sleek design. The spacious walk-in shower with glass screen and rainfall shower head adds a luxurious touch, while large neutral wall tiles enhance the clean and contemporary look. A white suite includes a WC and pedestal sink with chrome fittings, complemented by a large framed mirror and useful vanity shelf. Additional built-in shelving offers practical storage, making this bathroom as functional as it is attractive. Perfectly suited for modern living.

Ground Floor



Energy performance certificate (EPC)

Loft 5 Gladstones Corner 62, Plover Road Lindley HUDDERSFIELD HD3 3BZ	Energy rating D	Valid until: 3 December 2028
		Certificate number: 9052-2854-6822-9808-4191

Property type	Mid-floor flat
Total floor area	62 square metres

Rules on letting this property

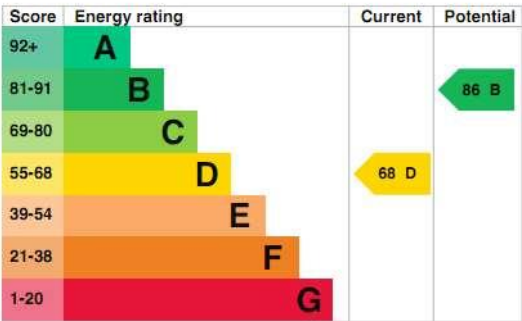
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60