

Peter David

Properties Ltd

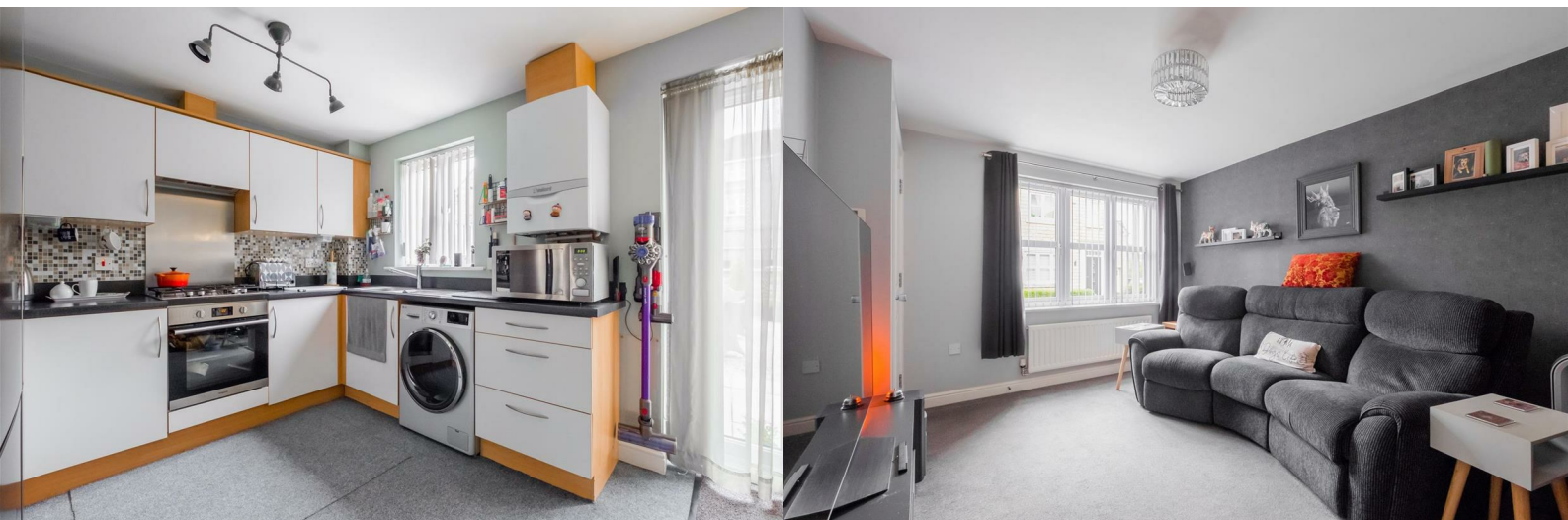
Residential Sales and Lettings



2 Plover Mills

Lindley, Huddersfield, HD3 3ZF

Offers in the region of £250,000



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Ground Floor -

Entrance Hallway

Enter the property via a composite door into the entrance hallway, which features coir matting. From the hallway, there is access to the living room, and stairs rise to the first floor accommodation.

Living Room

A cozy living room with a plush grey carpet and a PVCu window to the front aspect allowing plenty of natural light to flow through. Access to the kitchen.

Open Plan Kitchen/Diner

A spacious kitchen/diner featuring white matching wall and base units, laminate worksurfaces, and tiled splashbacks. Integrated appliances include an electric oven, a 4-ring gas hob, and an extractor fan. There is two additional spaces for appliances one of which has plumbing for a washing machine. A stainless steel sink and drainer is positioned under a PVCu window overlooking the rear garden, and French doors provide direct access to the rear garden. The kitchen also offers convenient access to the ground floor WC.

The kitchen features wood-effect linoleum flooring, which matches the flooring in the ground floor WC. Currently, the vendors have protected this flooring with a carpet, as shown in the pictures. The carpet is not adhered to the floor and can be easily lifted to reveal the linoleum underneath.

Ground Floor WC

A partially tiled WC with wood effect linoleum flooring. Comprising of WC and a wash basin. There is a PVCu privacy window to the side aspect.

First Floor -

Landing

Carpeted stairs rise to the first floor landing. There is a PVCu window to side elevation brightening the space and there is access to bedroom two, three and the house bathroom.

Bedroom Two

To the rear of the property is a spacious double bedroom with a PVCu window overlooking the rear garden.

Bedroom Three

A generously sized single bedroom currently utilised as an office, with a PVCu window to the front elevation.

House Bathroom

A partially tiled modern house bathroom featuring Flotex carpet flooring. The bathroom comprises a WC, a wash basin, and a bath.

Second Floor -

Master Bedroom

A spacious master suite with PVCu windows on both the front and side elevations, providing ample natural light. The room features fitted wardrobes with sliding doors and offers convenient access to the en-suite.

En-Suite

A partially tiled en-suite with wood effect linoleum flooring. Comprising of: WC, a wash basin and a corner shower unit with glass doors. Benefiting from a Velux window to the rear.

Exterior

To the rear of the property is a fully enclosed garden featuring a beautiful stone patio and decorative

gravel. This south-facing garden benefits from an outdoor tap, an outdoor socket, and lighting, making it perfect for relaxing or entertaining guests! The property has the added benefit of a single detached garage with an electric door.

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

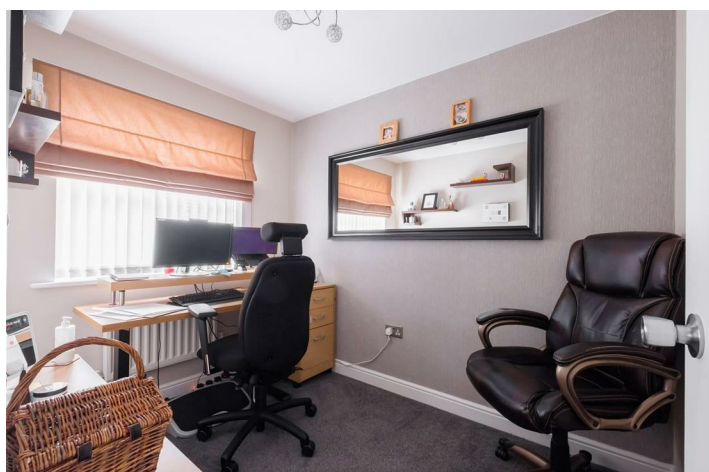
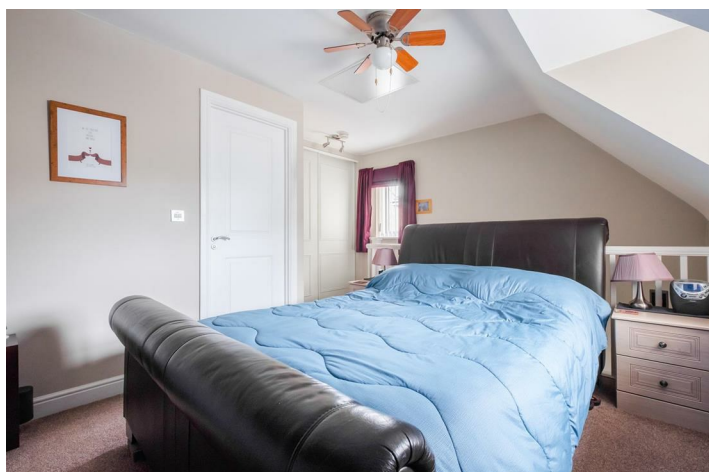
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



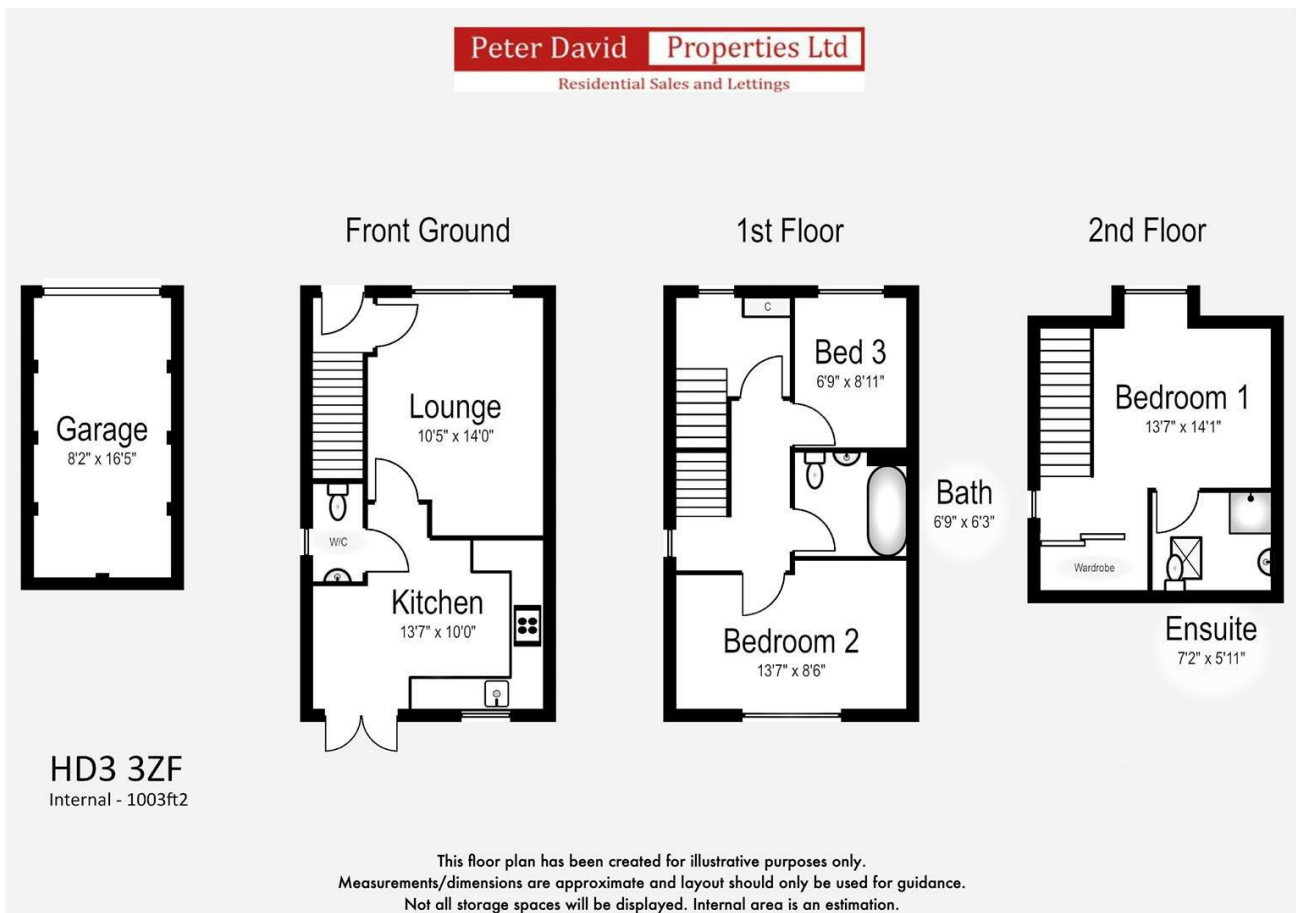
Hybrid Map



Terrain Map



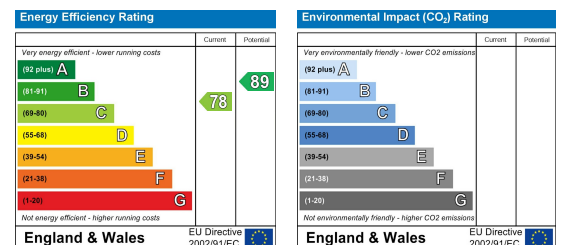
Floor Plan



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.

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