



2 Plover Mills, Lindley, Huddersfield, HD3 3ZF



SHERIDAN
BAILEY
PROPERTY



Fantastic opportunity to purchase this 3 bed semi detached home within walking distance of Lindley Village. The property is immaculate throughout and undoubtedly the standout feature of the property is the spacious and beautifully designed south facing garden and patio space.

The property briefly comprises- entrance hallway, ground floor WC, living room, and open plan kitchen/diner. To the first floor, a double bedroom, a single bedroom/home office and bathroom. To the second floor is the master bedroom and en-suite. Externally the property also benefits from a detached single garage. Early viewing recommended!

Asking price £248,000





Entrance Hall

Front door leading to entrance hall and access to living room.
Staircase to first floor landing.

Living Room

Light and airy living room with window to front elevation.
Access to Kitchen

Kitchen/Dining

Spacious kitchen/dining space with French doors leading out to rear patio and garden area. The Kitchen has a range of matching white wall and base units with tiled splashbacks and laminate worktops. Integrated appliances include an electric oven and 4 burner gas hob with extractor over and stainless steel splashbacks. There is plumbing for washing machine and room for an American style fridge freezer. Stainless steel sink and drainer and window to rear elevation and garden views.

WC

Ground floor WC comprising WC, wash handbasin and vanity unit under. Frosted window to side elevation.

Stairs to spacious first floor landing

Bedroom 2

Double bedroom with window to rear elevation.

Bedroom 3 / Home Office

Good size single bedroom, currently used as a Home Office.
Window to front elevation.

Bathroom

House bathroom comprising WC, bath and wash handbasin.
Partially tiled. Extractor fan

Staircase leading to Master Ensuite



Master Bedroom with Ensuite

The top floor of the property is the Master Bedroom, a spacious area, with a good amount of natural light due to windows to both front and side elevations. Fitted double wardrobes.

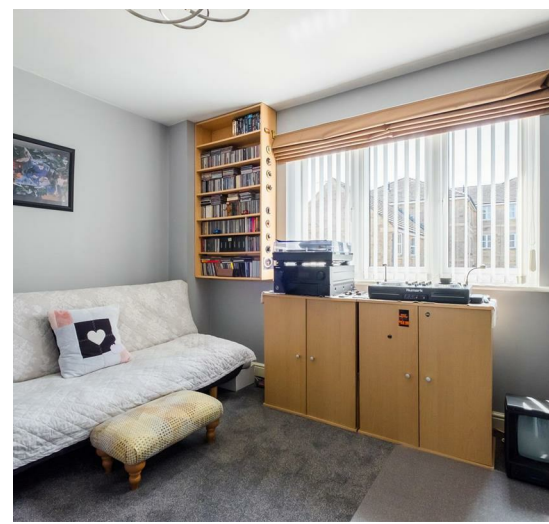
Ensuite

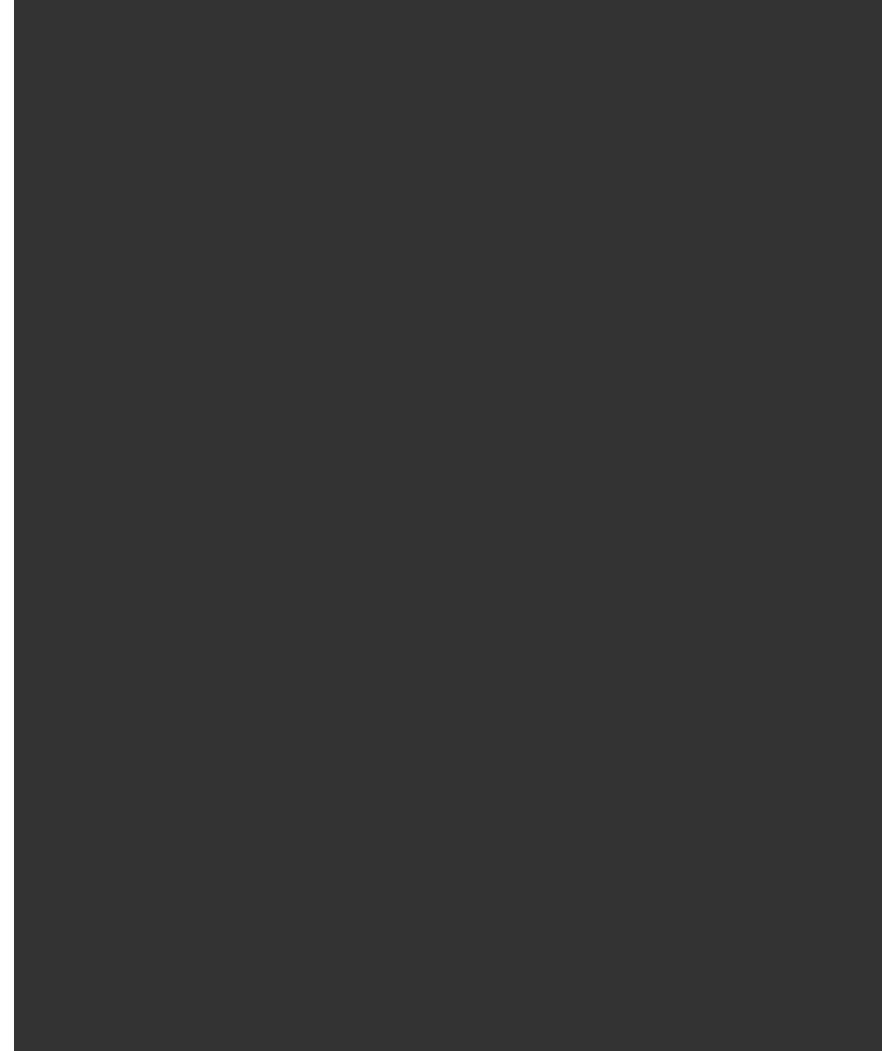
Ensuite comprises - single shower cubicle, WC, wash handbasin, towel rail and Velux window.

External Areas

The property benefits from an beautifully designed south facing garden, featuring stone patio and decorative gravel. The garden further benefits from an outdoor tap, outdoor socket, and lighting. Accessed via the French doors from the kitchen of gated access to the side of the property the outdoor space is easy to maintain and an impressive space for family gatherings and outdoor entertaining. The property also benefits from detached garage with battery operated door and lights (all rechargeable)

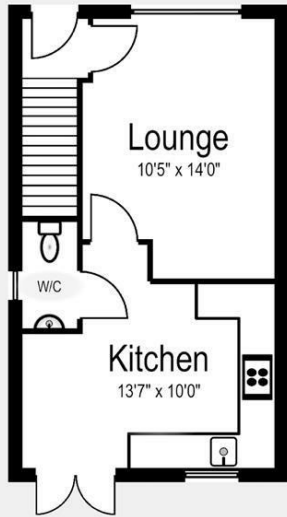




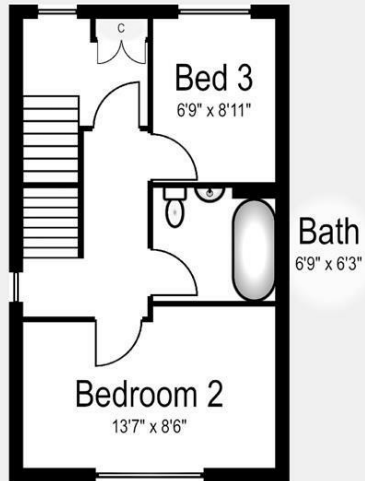




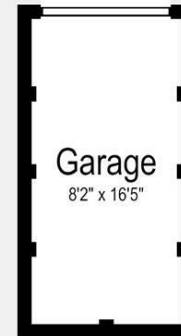
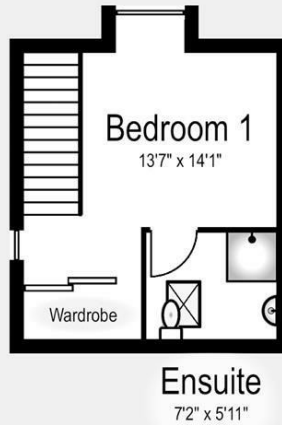
Front Ground



1st Floor



2nd Floor



HD3 3ZF
Internal - 1003ft²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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