

Heritage View Plover Road, Huddersfield HD3 3BP

## welcome to

# Heritage View, Plover Road, Huddersfield

Welcome to this charming and well-presented one-bedroom flat, ideally suited for first-time buyers, professionals, or investors looking for a stylish and conveniently located home. GUIDE PRICE OF £90,000 - £100,000

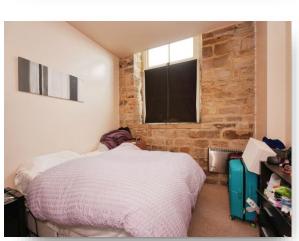












### Lounge/Kitchen

17' 5" x 18' 11" ( 5.31m x 5.77m )

Extremely spacious open plan kitchen/lounge, with a characterful exposed brick wall. Well presented and modern with double glazed windows to the front, warmed by a central heating radiator. Fitted with carpeted flooring.

The kitchen is fitted with a range of base and wall units with laminate worktops. Integrated electric oven and induction hob with extractor hood, plus an integrated fridge/freezer. Fitted with laminate flooring.

#### **Bedroom One**

12' 1" x 10' 6" ( 3.68m x 3.20m )

Spacious double bedroom which has lots of natural light from a double glazed window to the front. Warmed by a central heating radiator, and fitted with carpeted flooring.

#### **Bathroom**

Fantastically spacious bathroom with laminate flooring. Fitted with a walk in shower, low flush WC and wash hand basin.





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- Spacious open-plan living and kitchen area
- Comfortable double bedroom
- Contemporary bathroom
- Private parking space
- Excellent location

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

## guide price

# £90,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HDF117669 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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