

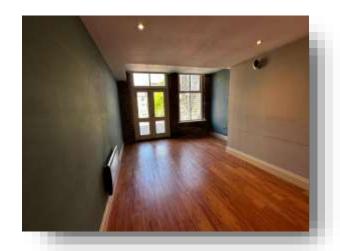
**Gladstones Corner, Plover Road, Lindley, Huddersfield HD3 3BZ** 



## welcome to

# Gladstones Corner, Plover Road, Lindley, Huddersfield

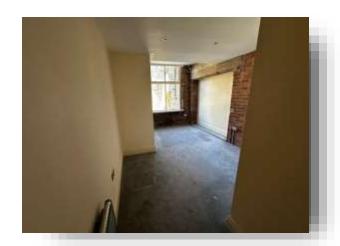
Modern two-bedroom first-floor flat with a bright open-plan living area, separate kitchen, sleek bathroom, and allocated parking. Ideally located near shops and transport links.

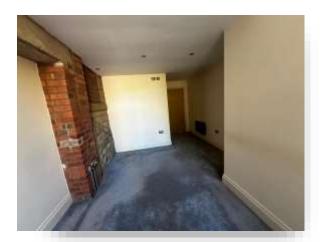












#### Lounge

19' 2" x 12' 5" ( 5.84m x 3.78m )

Spacious lounge with doors leading out onto a rear balcony and a double glazed window to the front providing lots of natural light to the space. Modern and move in ready with wood flooring, warmed by an electric radiator.

#### Kitchen

8' 2" x 15' 1" ( 2.49m x 4.60m )

Good sized kitchen, fitted with a range of base and wall units with laminate worktops. Integrated electric oven and hob with extractor hood plus integral fridge/freezer, with space for undercounter washing machine. Continuous wood flooring, the space is lit by ceiling spotlights and warmed by a central heating radiator.

### Landing

Extra storage into integral airing cupboard which houses the boiler.

#### **Bedroom One**

10' 2" x 14' 1" ( 3.10m x 4.29m )

Spacious double bedroom which is bright and airy, with carpeted flooring and warmed by an electric radiator. With ample natural light from a double glazed window to the front.

#### **Bedroom Two**

6' 11" x 19' (2.11m x 5.79m)

Exceptionally spacious second bedroom with a double glazed window to the front. Fitted with carpeted flooring and warmed by an electric radiator.

#### **Bathroom**

Immaculately presented and move in ready bathroom which is partially tiled, fitted with a walk in shower cubicle, low flush WC and wash hand basin.





### welcome to

## Gladstones Corner, Plover Road, Lindley, Huddersfield

- Two Spacious Bedrooms
- **Contemporary Shower Room**
- Large Open-Plan Living Area
- Well-Equipped Kitchen
- First Floor Setting
- Allocated Parking Space

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1599.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £135,000







Baker St Coogle Map data @2025 Please note the marker reflects the

postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117903



Property Ref: HDF117903 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 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.

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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these



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