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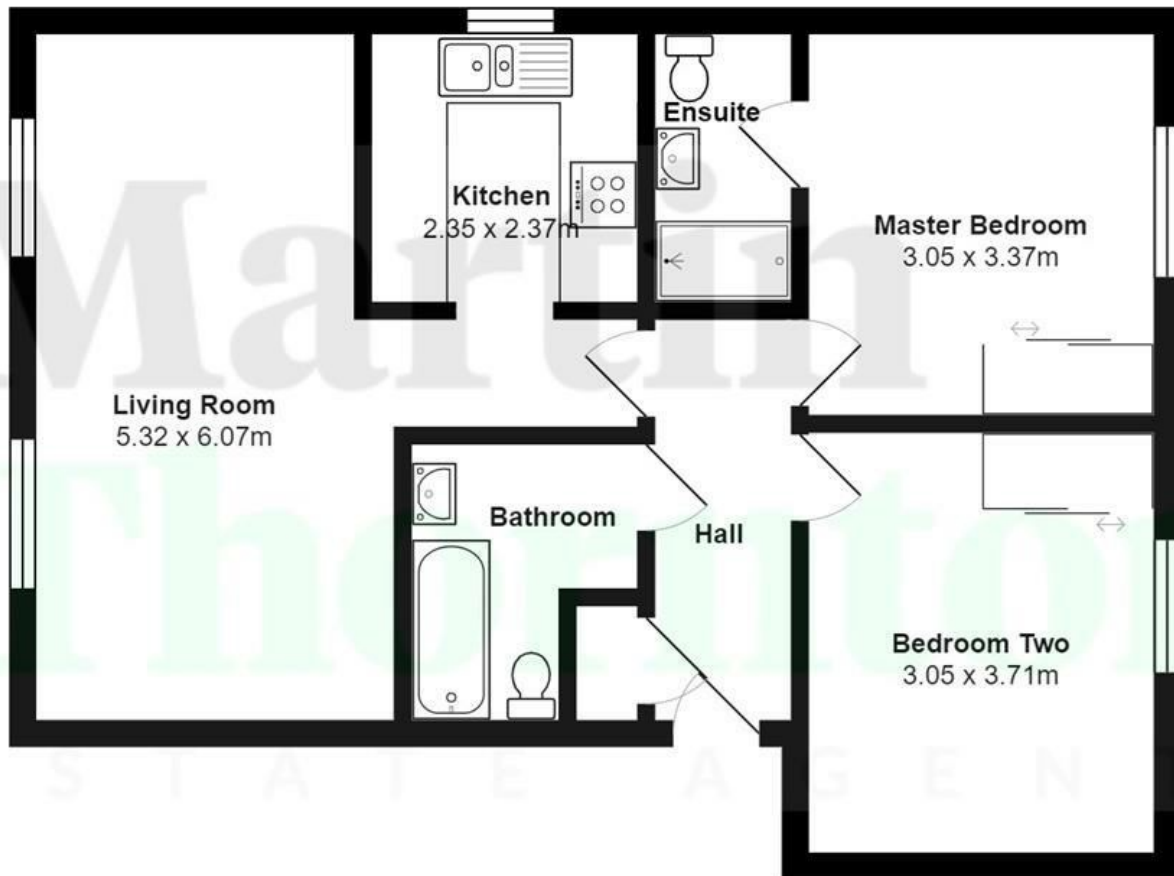
Fuller House, Plover Mills, Lindley Huddersfield,

Offers over £140,000

A superbly appointed two double bed roomed first floor apartment overlooking the communal garden. Presented to a very high standard throughout, the apartment is conveniently located for amenities within Lindley as well as the hospital and motorway networks. This apartment is located within Fuller House which has just eight apartments with a pleasant open aspect at the front. The accommodation comprises a communal entrance hallway, apartment hallway, living/dining room, kitchen with integrated appliances, two double bedrooms with built-in wardrobes (the master with en suite shower room) and a superbly appointed house bathroom. There is a gas-fired central heating system and uPVC double glazing. Externally, there are parking spaces, communal gardens and a children's play area. An inspection is advised to appreciate this 'show home standard' property.

**Fuller House, Plover Mills, Lindley
Huddersfield,**

Floorplan



All measurements are approximate and for display purposes only

Fuller House, Plover Mills, Lindley Huddersfield,

Details



Communal Entrance Hallway

A communal entrance hallway with entry phone system gives access to the eight apartments within the block. Steps lead up to the first floor where Apartment 68 can be found.

Hallway



An external entrance door gives access to the apartment's hallway and has the entry phone system for the communal door. There is a useful storage cupboard ideal for coats, vacuum, ironing board, etc., and a radiator.

Living Room



This reception room is positioned at the front of the property and enjoys a westerly aspect benefitting from the afternoon sun. It is a particularly well-appointed, light and bright room with twin uPVC windows overlooking the communal grounds. The room is presented to a very high standard and

has a living and adjoining dining area. The dining area can accommodate a good-sized formal dining suite. The adjoining open plan living area can also accommodate a good amount of furniture. There are two radiators.

Kitchen



This room has been upgraded from the original design with the contemporary kitchen having a range of wall cupboards and base units, under unit lighting, work surfaces with matching upstands and a one-and-a-half bowl stainless steel sink with mixer tap. Integrated appliances include an AEG ceramic hob with stainless steel splashback, canopy-style filter hood with lighting and fan oven along with fridge freezer, washing machine and slimline dishwasher. There is ceiling downlighting and concealed is the boiler for the central heating system. The room has a side uPVC window and ceramic tiled floor.

Fuller House, Plover Mills, Lindley Huddersfield,

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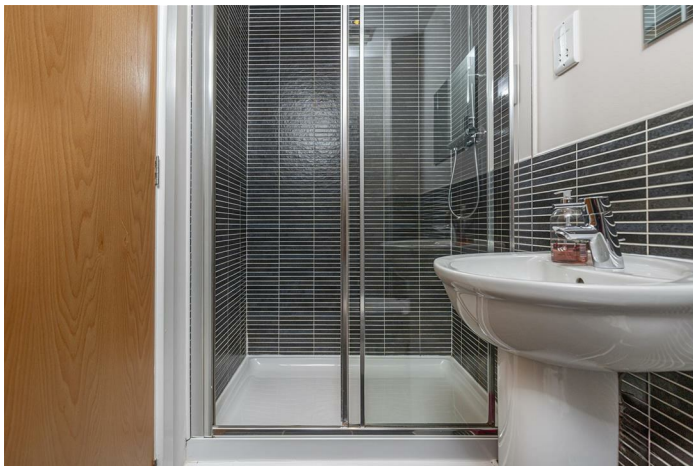


Bedroom One



This good-sized well-presented double bedroom has a large sliding door double wardrobe with built-in shelving and hanging rails. There is a uPVC window and a radiator along with provision for a TV and access to its own en suite shower room.

En Suite Shower Room



The superbly appointed shower room has a three-piece suite. The double shower cubicle has a tiled interior, sliding door and contemporary wall-mounted shower fitting. There is a pedestal wash hand basin and a low-level WC. The room also has an extractor fan, ceiling downlighting, floor tiling and an upright chrome ladder-style radiator.

Bedroom Two



This large double bedroom also has a sliding door double wardrobe with built-in shelving and hanging rails. There is a rear uPVC window and a radiator.

House Bathroom



This room has been upgraded from the original design and has a white three-piece suite. The panelled bath has a Grohe shower fitting from the mixer tap, a contemporary hand held shower attachment and a curved shower screen. There is a pedestal wash hand basin and a low-level WC along with appropriate tiling, an extractor fan and ceiling downlighting. The floor is tiled and there is an upright chrome ladder-style radiator.

Fuller House, Plover Mills, Lindley Huddersfield,

Details



External Details



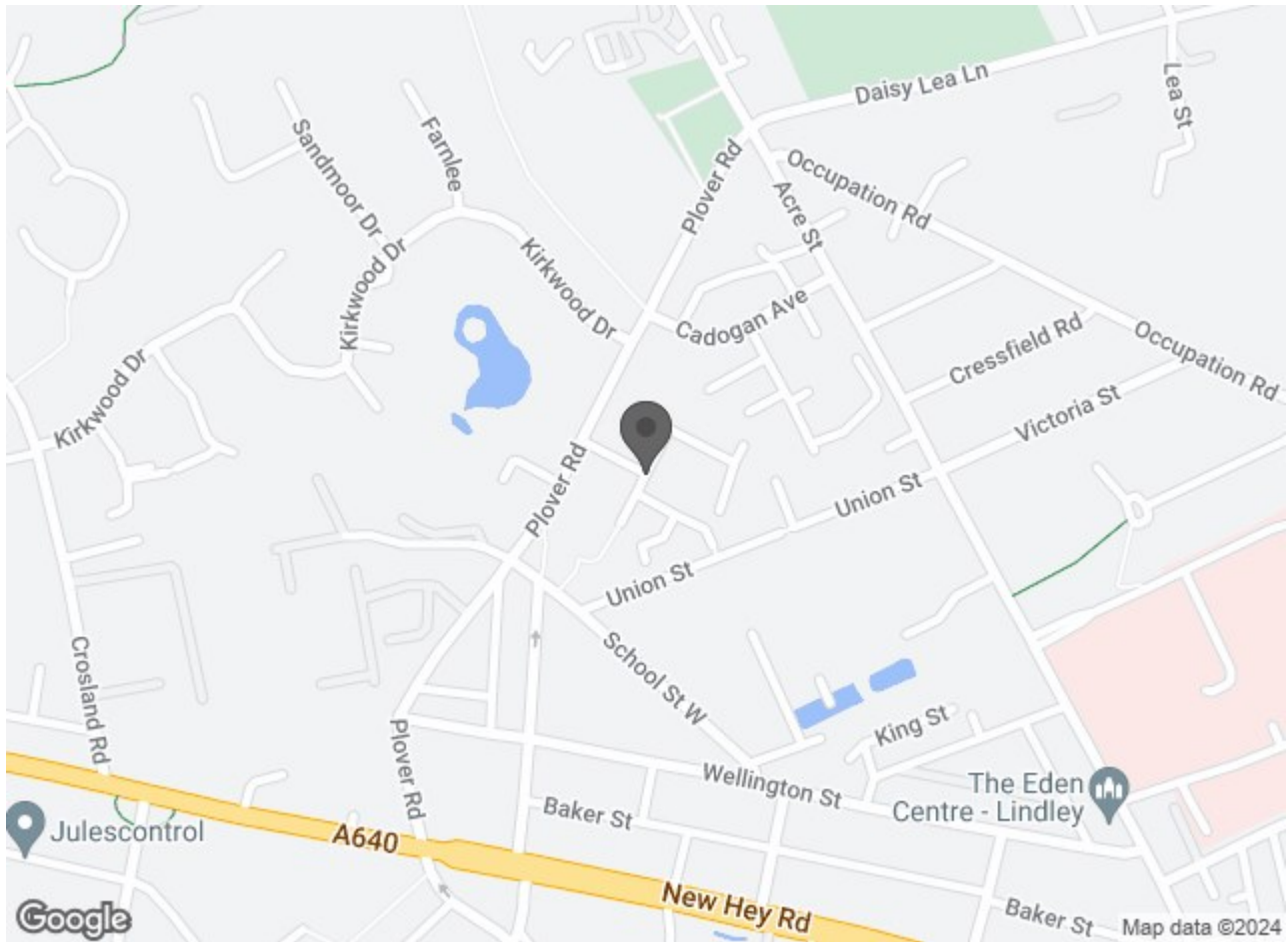
At the rear of Fuller House is an allocated parking space for the apartment and visitor parking. At the front, there are communal grounds including a seating area and children's play space.

Tenure

The vendor has informed us that she believes the property is Leasehold.

Fuller House, Plover Mills, Lindley Huddersfield,

Directions



Fuller House, Plover Mills, Lindley Huddersfield,

DISCLAIMER

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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.
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