Apt 11, Heritage View Plover Road, Lindley, Huddersfield, HD3 3BP

Reduced To £145,000

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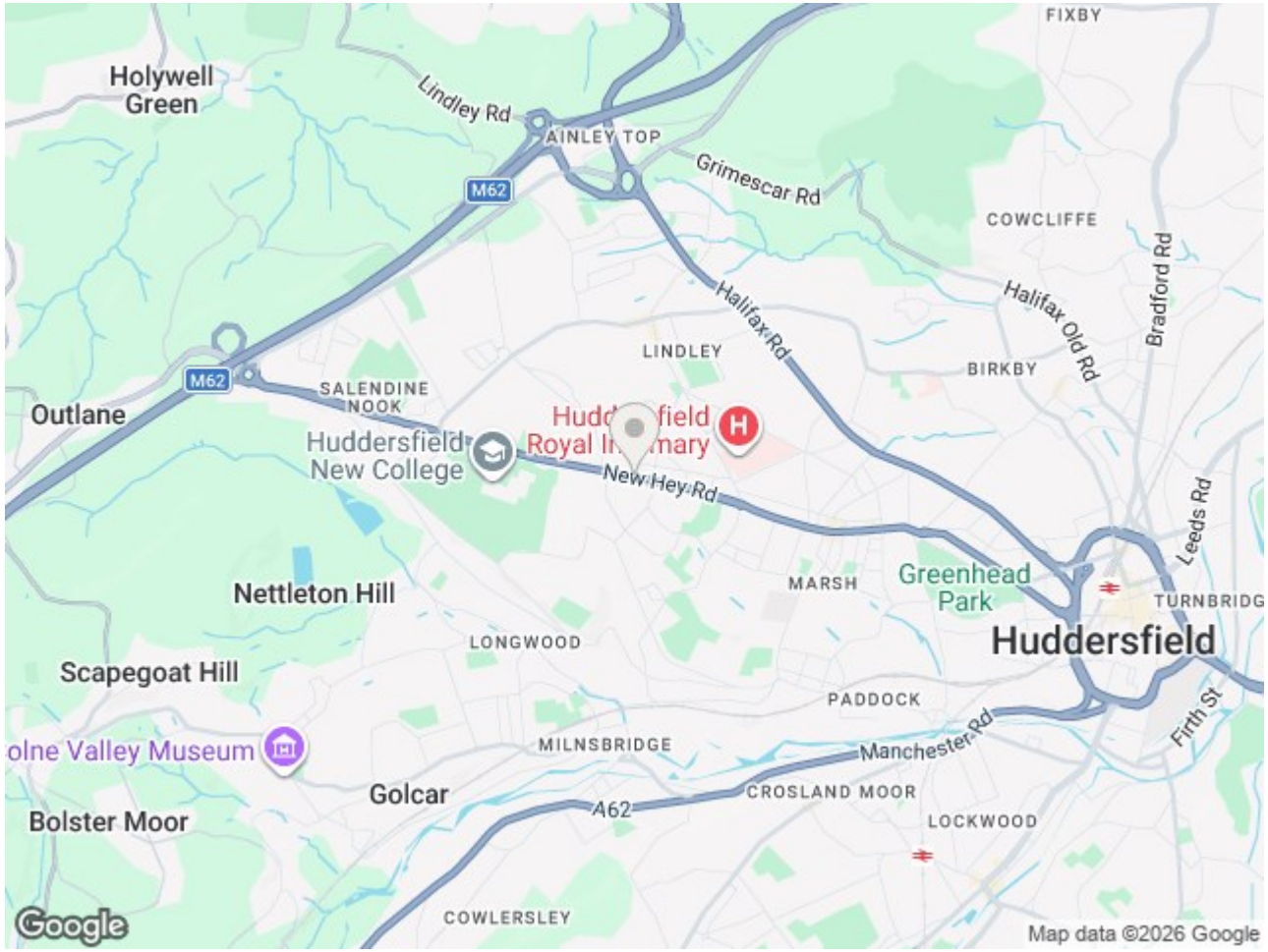
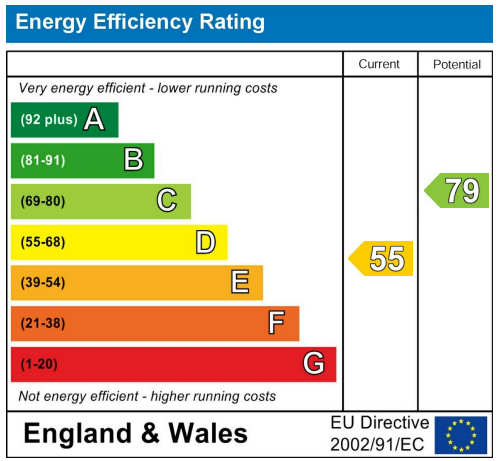
This spacious 2 bedroom apartment is situated on the third floor of this exclusive development. The apartments at Plover Mill have a community feel, with concierge, on site Bistro, beauty salon, hairdressers and gymnasium with discounted membership for residents.

Situated in this magnificent Grade II listed converted mill, the property has far reaching views and boasts en suite facilities to the master bedroom. With secure access via a key fob, architectural features such as exposed stone work and 2 designated parking spaces, the property would make an ideal purchase for the professional couple or alternatively those looking towards retirement.





GROUND FLOOR:

Enter the main building through a communal entrance door, into the communal hallway which has lift access and stairwell rising to the upper floors.

THIRD FLOOR:

Enter through an external door into:-

Entrance Hall

Fitted with an electric heater and door into:-

Open Plan Living/Dining/Kitchen

20'8" x 19'8" (6.30m x 5.99m)

A most spacious room which has sealed unit double glazed windows to both side and rear, which provide a flood of natural light. There are a range of matching wall and base units, with laminated work surfaces and tiled splashbacks, breakfast bar with raised glass section, range of integrated appliances including a 4 ring induction hob with overhead extractor fan and light, oven and grill, dishwasher, fridge, freezer and washing machine. There is also 2 wall mounted electric heaters.

Bedroom 1

13'3" x 10'0" max (4.04m x 3.05m max)

A good sized double bedroom which has a sealed unit double glazed window providing superb far reaching views. There is feature exposed stonework, fitted wardrobes with sliding mirrored doors, wall mounted electric heater and an access door to the en suite.

En suite Shower Room

Furnished with a 3 piece suite comprising of a concealed flush WC, hand wash basin and corner shower cubicle. There is also a chrome ladder style radiator.

Bedroom 2

16'0" x 10'6" (4.88m x 3.20m)

With feature exposed stone walling, built-in wardrobes with mirrored doors and a wall mounted electric heater.

Bathroom

Furnished with a 3 piece suite comprising of a concealed flush WC, hand wash basin and bath with overhead shower and curved shower screen. There is also feature exposed stone walling and wall mounted electric heater.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 31 October 2005

Ground Rent: £150 per annum

Service Charge: £148.73 per month

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

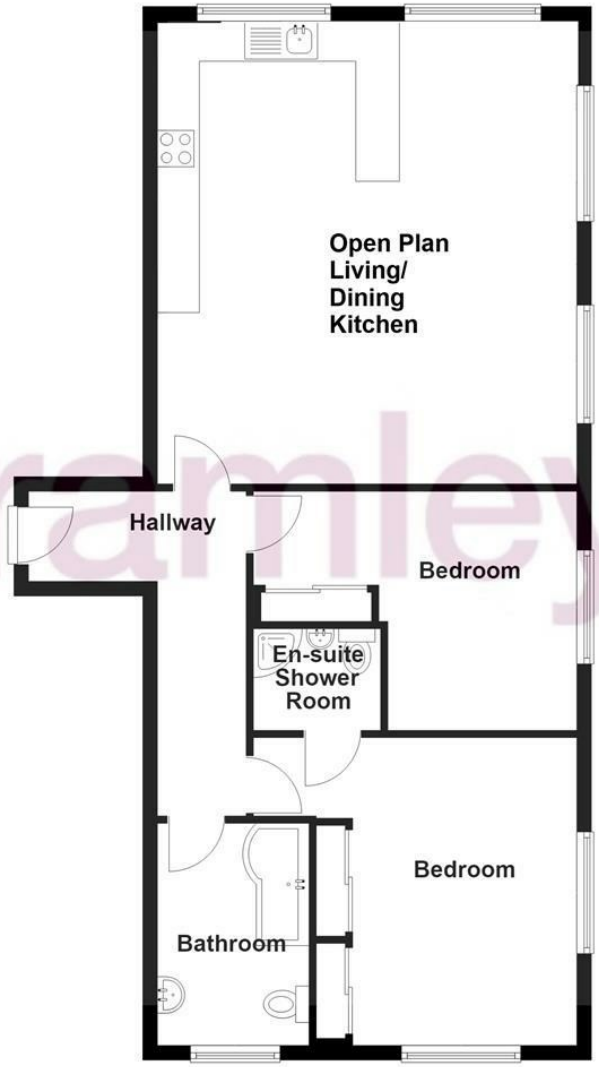
VIEWINGS:

Please call our office to book a viewing on 01484 530361.

REFORM
VISION for EDUCATION
Heritage
DECOR 80
SPLITPIXEL

OLD GEORGE
COFFEE HOUSE
VISION for EDUCATION
CUSTOMER PARKING

Ground Floor



NOT TO SCALE AND NOT TO BE RELIED UPON
Plan produced using PlanUp.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008
Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY