

**Plover Road, Lindley, Huddersfield, West Yorkshire, HD3 3ZZ**

**£295,000**

Immaculate, extended & modern semi-detached 4 bed, 3 bath home.  
Attractive low maintenance garden. Garage and driveway. Opposite Low Hills Park.

**Dales & Shires**  
ESTATE AGENTS

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this attractive, stylishly presented, extended and modern three storey semi-detached, stone-built home. Situated in a highly convenient and pleasant spot, opposite Low Hills Park, and within easy walking distance of Lindley's popular high street, and Huddersfield Royal Infirmary. Features include: real stone construction, double glazing, gas central heating, modern fixtures, an impressive family dining kitchen, well-proportioned rooms and an additional 'fully fitted' ground floor home office. We anticipate this property will appeal to a variety of buyers, and we advise an early viewing to appreciate the location, space, layout, presentation, lifestyle, practicality and value.

## PROPERTY SUMMARY

The accommodation is arranged over three storeys and includes: a family dining kitchen, garden room, lounge, 4 bedrooms (3 doubles, 1 single), 3 bathrooms (inc 2 en-suites), an additional office/study and downstairs WC. Externally, there is an enclosed and secure, low-maintenance rear garden, adjoining single garage and driveway for off-street parking (ideal for installing an EV charger).

## LOCATION

Lindley is a popular, established and convenient suburb to the NW of Huddersfield. It has an attractive mix of period and modern properties, along with a wide range of local amenities, including: schooling, shops, supermarkets, leisure and recreational facilities. There is a popular 'high street', hosting a range of independent shops, services, restaurants and cafes. With the M62, M1, A62 and A629 easily accessible, as well as railway links, the location is ideal for commuting to Leeds, Manchester, Halifax, Oldham and Sheffield. Huddersfield Royal Infirmary is also nearby, making this spot a popular choice for doctors, nurses and medical staff. Attractive countryside is easily accessible, for walks, cycling, dog walkers and day trips. Low Hills Park is directly opposite, with its central lake, paths and grassed areas – ideal for family picnics and enjoying nature on the doorstep.

## DIRECTIONS

Sat Nav location: HD3 3ZZ.

## GROUND FLOOR

Entrance hallway with stairs and downstairs cloakroom WC.

**Kitchen** 17' 6" x 14' 6" (5.33m x 4.42m) max.

Stylish kitchen with integrated fridge/freezer, microwave, dishwasher, washing machine and freestanding double oven and hob. Space for formal/family dining, as well as a seating/sofa area. Double doors into:

**Garden Room / Conservatory** 12' 1" x 7' 9" (3.68m x 2.36m)

A very useful extension to the original house, providing a pleasant and sunny seating space, with underfloor heating, and wide sliding doors opening onto the rear patio/garden.

**Office** 8' 5" x 7' 7" (2.56m x 2.31m)

An excellent bonus room, in addition to the 4 bedrooms. The office has been fitted out with a range of practical, high quality office furniture – ideal for working from home and admin.



## FIRST FLOOR

Central landing.

**Lounge** 14' 6" x 11' 4" (4.42m x 3.45m) max.

A pleasant and bright first floor living space with rear window, as well as French doors to a Juliet balcony.

**Bedroom One + En-Suite** 14' 7" x 8' 2" (4.44m x 2.49m) (+ en-suite).

Double bedroom with fitted wardrobes. Modern en-suite shower room.



## SECOND FLOOR

Central landing.

**Bedroom Two + En-Suite** 9' 7" x 8' 10" (2.92m x 2.69m) (+ wardrobes, cupboard and en-suite)

Double bedroom with fitted wardrobes. Modern en-suite shower room.

**Bedroom Three** 9' 6" x 8' 1" (2.89m x 2.46m)

Smaller double bedroom.

**Bedroom Four** 10' 2" x 6' 1" (3.10m x 1.85m)

Single sized bedroom.

**Bathroom** 6' 5" x 5' 6" (1.95m x 1.68m)

Fitted bath suite.



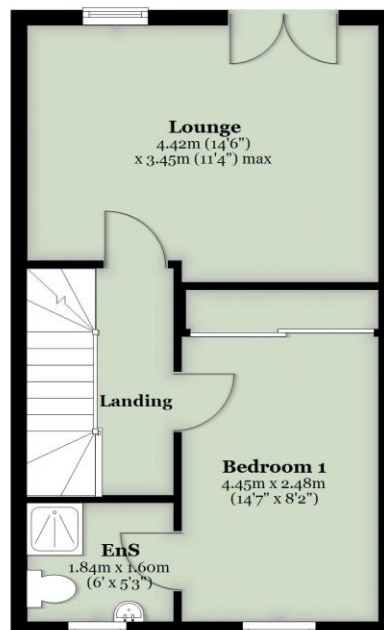
### Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



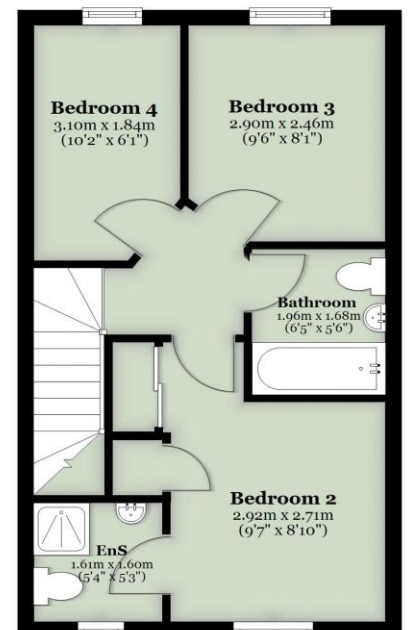
### First Floor

Approx. 35.4 sq. metres (380.7 sq. feet)



### Second Floor

Approx. 35.4 sq. metres (380.7 sq. feet)





## OUTSIDE

Small enclosed frontage, ideal for a decorative pots/hanging flower baskets. To the rear is an enclosed, attractive and relatively low maintenance garden, which enjoys morning and afternoon sun, and is ideal for relaxing and entertaining. There is gated side access, and also direct access to/from the garage side door.

## GARAGE & DRIVE: 16' 11" x 8' 4" (5.15m x 2.54m)

Single garage with power and light. In front of the garage is a 1 car length driveway, which provides private off-street parking and an ideal location for a future EV charger point.

## AGENT'S NOTES

To book a viewing, to ask any questions, or to make an offer, you are very welcome to contact us 7 days a week by phone or email. We are the exclusive selling agent for this property. Viewings are by appointment only. This property is a modern leasehold house. It has the remainder of a long 999 year lease, low estate management fees (approx. £20pm) and relatively low ground rent (currently £180.92 per year, and reviewed every 10 years).

**Tenure:** Leasehold.

**Council Tax Band:** D.

These details were prepared / amended on: 25/03/2026

## PROPERTY TO SELL?

We sell properties throughout Yorkshire and surrounding areas. We handle all types of residential property, and have particular expertise in selling lifestyle, period, individual and rural homes. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fee is competitive, and our terms are straight forward and user friendly – there are no hidden catches and no long contract tie-ins. We also don't charge any setting up fees or withdrawal fees.

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## Viewing / Offer Process:

Viewings are by appointment only. All viewing requests, offers or negotiations must be made directly to Dales & Shires.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   | 81                      | 83        |
| (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 |           |

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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