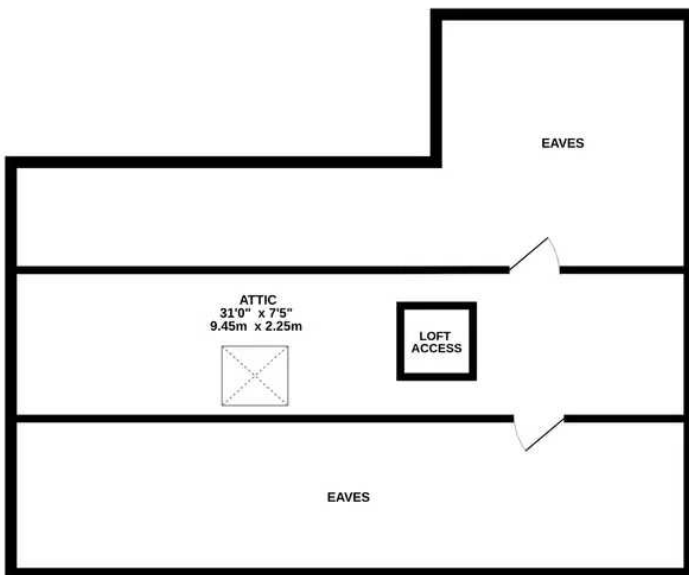
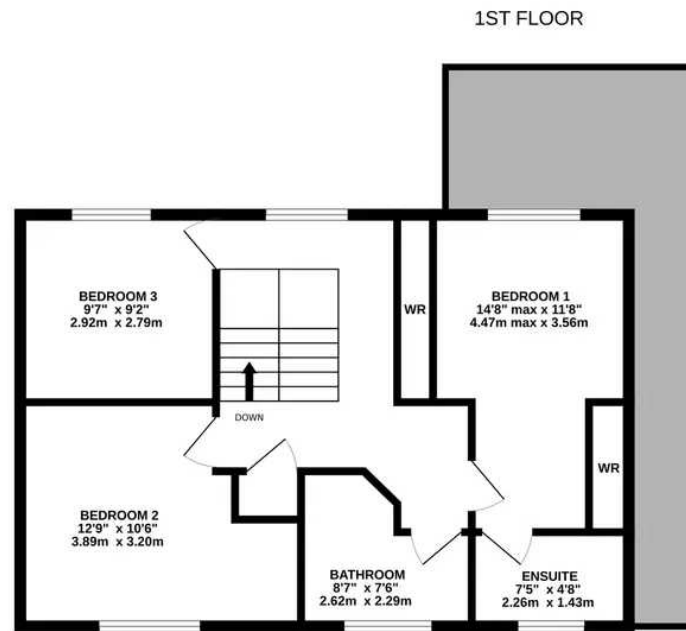
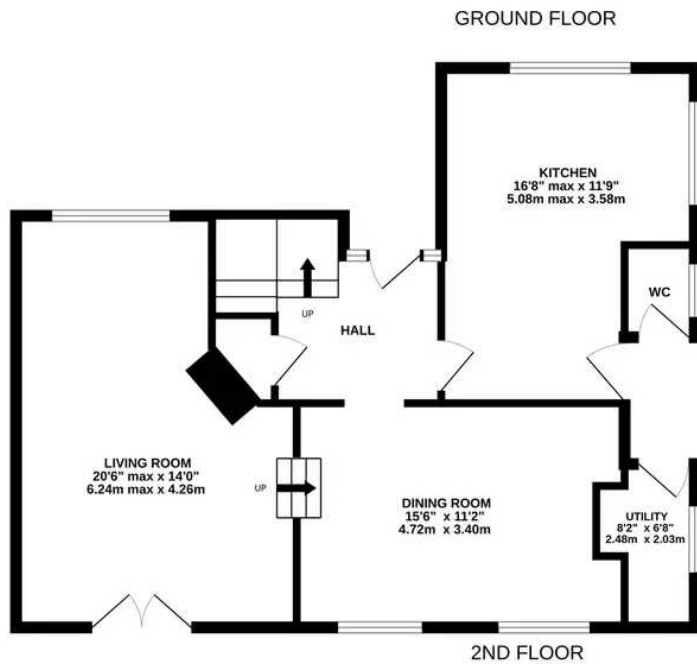




Plover Road, Huddersfield

Huddersfield

Offers in Region of **£400,000**



PLOVER ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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6 Plover Road

Huddersfield, Huddersfield

AVAILABLE WITH VACANT POSSESSION AND NO ONWARD CHAIN IS THIS BRICK BUILT DETACHED HOUSE CONSTRUCTED IN CIRCA 1963 AND STANDING WITHIN GENEROUS GARDENS.

The property is located within this ever popular and sought after village with a variety of shops, restaurants, bars, excellent local schools, Huddersfield Royal Infirmary and just a short drive from Junction 24 of the M62. The property will require some general updating but offers potential to extend given the large plot. The accommodation is served by a gas c/h system, sealed unit d/g and briefly comprises to the ground floor; entrance hall, living room, dining room and kitchen there is also an externally accessed gardeners w.c. and utility room. To the first floor a landing leads to a master bedroom with ensuite bathroom, two further double bedrooms and bathroom from the landing a retractable ladder gives access to a large boarded loft with Velux window. Externally there is parking for a number of vehicles to the front whilst to the rear there is a large garden with lawned, flagged and gravelled areas, planted trees and shrubs and a large timber garden store.

Council Tax band: D

Tenure: Freehold





Entrance Hall

With a return staircase rising to the first floor with useful storage cupboard beneath. From the hallway there is a doorway leading to the dining room.

Dining Room

15' 6" x 11' 2" (4.72m x 3.40m)

Having two windows providing plenty of natural light and looking out over the rear garden, there is a delf rack, exposed floorboards and three wall light points. From here access can be gained to the living room and kitchen.

Living Room

20' 6" x 14' 0" (6.25m x 4.27m)

As the dimensions indicate this is a generously proportioned room with a window to the front elevation and French doors opening out on to the rear garden, there is a ceiling light point, ceiling coving, fitted desk with drawers beneath, fitted bookshelving, storage cupboards, laminate and carpeted flooring and as the main focal point of the room there is a fireplace with open grate, stone hearth and timber mantle over.

Kitchen

16' 8" x 11' 9" (5.08m x 3.58m)

This is accessed through twin timber and glazed doors from the dining room and has windows to two elevations, three ceiling light points, two wall light points, a door giving access to the side of the property where there is in turn access to the gardeners w.c. and utility room. The kitchen is fitted with a range of base and wall cupboards, drawers, overlying worktops, range cooker with extractor hood over, one and a half bowl sink with mixer tap and plumbing for dishwasher.



First Floor Landing

With useful storage cupboard, loft access and window to the front elevation. From the landing access can be gained to the following rooms:-

Bedroom One

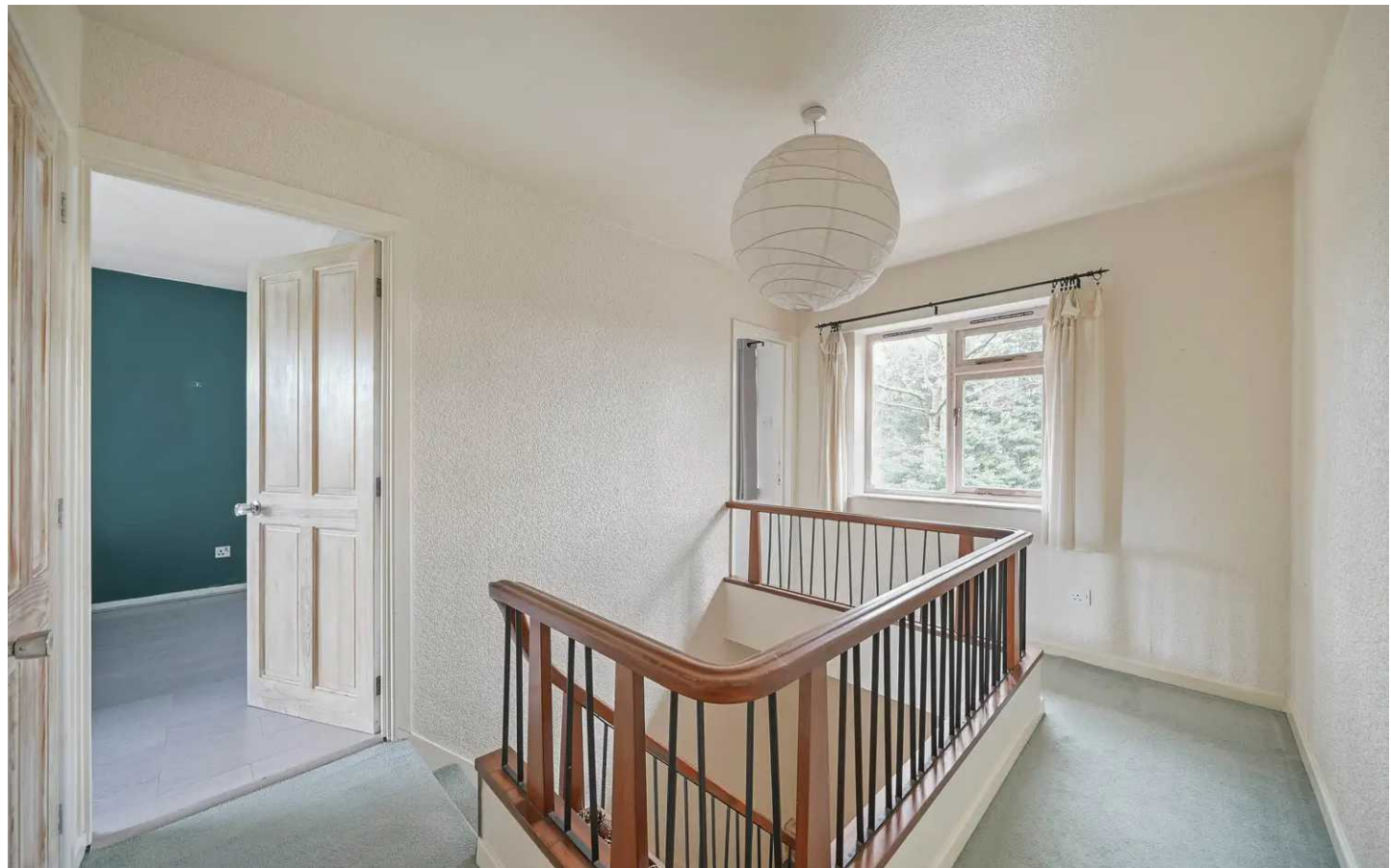
14' 8" x 11' 8" (4.47m x 3.56m)

A double room with fitted wardrobes, cupboards, drawers and bed side tables, there are two ceiling light points and at one end a door gives access to an ensuite bathroom.

En suite Bathroom

7' 5" x 4' 8" (2.26m x 1.42m)

With inset ceiling downlighters, chrome heated towel rail, floor to ceiling tiled walls to three elevations and fitted with a suite comprising; panelled bath with electric shower over, pedestal wash basin and low flush w.c.





Bedroom Two

12' 9" x 10' 6" (3.89m x 3.20m)

A double room with a pleasant aspect over the large rear garden, there is a ceiling light point and laminate flooring.

Bedroom Three

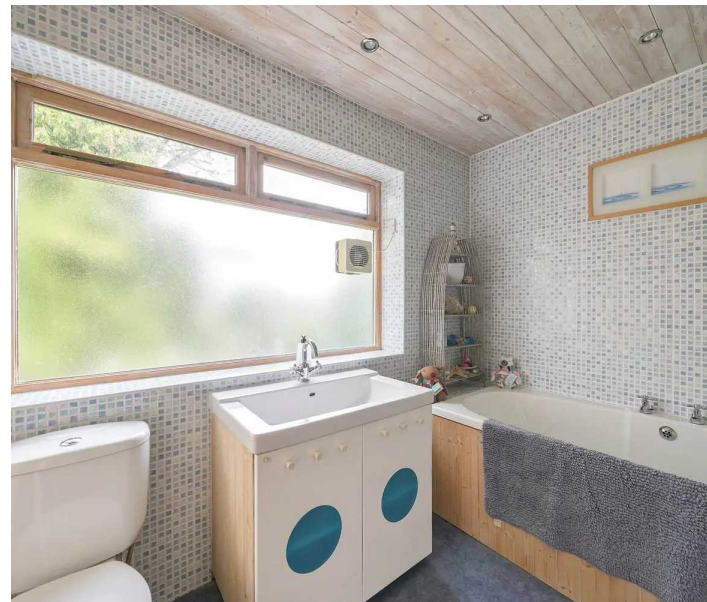
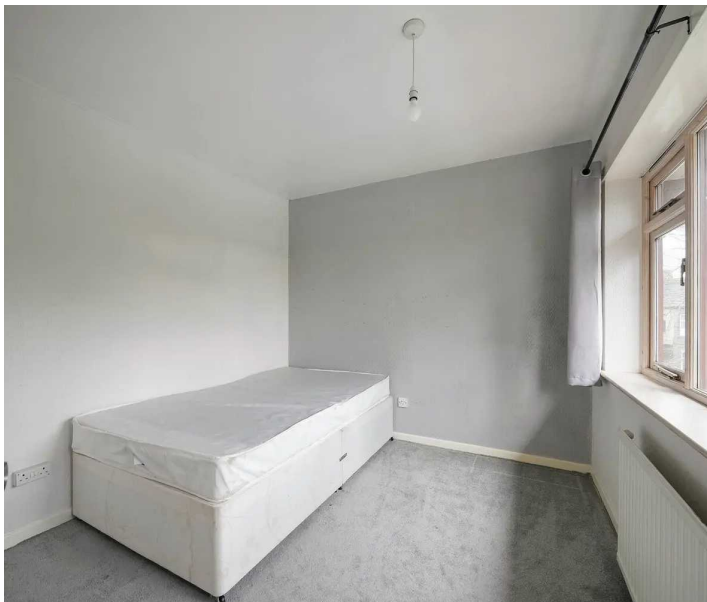
9' 7" x 9' 2" (2.92m x 2.79m)

A double room looking out to the front and having a ceiling light point and central heating radiator.

Bathroom

8' 7" x 7' 6" (2.62m x 2.29m)

With floor to ceiling tiled walls to three elevations, inset ceiling downlighters, chrome ladder style heated towel rail and fitted with a suite comprising; double ended timber panelled bath, vanity unit incorporating wash basin and low flush w.c.





Attic Room

30' 0" x 7' 5" (9.14m x 2.26m)

With power, light, Velux double glazed window, access to the eaves and approached via a retractable aluminium ladder.

Gardeners W.C and Utility

5' 2" x 3' 0" (1.57m x 0.91m)

With quarry tiled floor and having a low flush w.c. and wall mounted Ideal gas fired central heating boiler.

The utility room measures 6'8 max x 8'2, this has floor to ceiling tiled walls and having an inset Belfast sink and plumbing for automatic washing machine.



GARDEN

To the front of the property there is planting to the borders, mature trees and shrubs. To the right hand side of the house there is a wide gravelled pathway whilst to the left hand side there is a flagged pathway with planted trees and shrubs to the borders leading to the rear. To either side of the side door giving access to the kitchen there is a gardeners w.c and utility room.

REAR GARDEN

The rear garden has mature trees, shrubs, two lawned areas, flagged patio, gravelled area , small timber garden shed, large timber and glazed shed and with a pleasant aspect over allotments at the foot of the garden. There is also an outside cold water tap. There is an area of the garden which is classified as a garden allotment and is rented from Kirklees Council for £52 per annum.

Off Road Parking

The property is approached through stone gate posts with a wrought iron gate this leads on to a parking area spanning almost the full width of the property and providing off road parking for a number of vehicles.





ADDITIONAL DETAILS

DIRECTIONS

Proceed out of Huddersfield up Trinity Street and on reaching the roundabout by The Junction public house continue straight head on to Westbourne Road. At the next roundabout turn right on to Acre Street and on reaching the Clock Tower turn left by Sainsburys supermarket on to Plover Road where the property will be found on the right hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ 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

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am - 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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