



93 Equilibrium Plover Road, Lindley, Huddersfield, HD3 3GE
Offers Over £100,000

bramleys

This second floor apartment is situated in this popular development within the sought after location of Lindley being of interest to landlords/professional couples.

Handily placed for amenities and ideal for those wishing to commute, being convenient for J.24 of the M62 motorway network. The accommodation has under floor heating and briefly comprises: entrance hallway, open plan lounge/diner with kitchen and integrated appliances, bathroom, 2 double bedrooms and en-suite shower room. Outside there is an allocated parking space and communal gardens.

With the amenities in Lindley a short walking distance, including Gym and Bistro at Heritage Mill, together with bars, restaurants and doctors within the village centre.

An early viewing is essential to appreciate the accommodation on offer.

Energy Rating: C



GROUND FLOOR:

Communal Entrance Hall

The apartment can be accessed via the main communal entrance (block 3). This apartment is located on the second floor.

SECOND FLOOR:

Entrance Hall

Having a built in cupboard and telephone entry system.

Lounge/Kitchen

18'8" x 10'7"

The living space has French doors and Juliette balcony with open aspect. The kitchen has a double glazed window and a range of modern wall and base units with working surfaces over, there is an integrated Bosch oven, electric hob with extractor hood over, integrated fridge and freezer, dishwasher and washing machine.

Bedroom 1

11'1" x 8'10"

A double room with fitted wardrobes and a double glazed window.

En-Suite Shower Room

Comprising of a three piece suite with chrome ladder style radiator, hand wash basin, low flush wc and double shower cubicle.

Bedroom 2

10'8" x 11'7"

Another double bedroom also with fitted wardrobes and a double glazed window.

Bathroom

Comprising of a three piece suite with chrome ladder style radiator, bath with shower attachment over, wash hand basin, low flush wc and built in mirrored bathroom cabinet with internal lighting.

OUTSIDE:

An electric gated entrance gives access to the development. This apartment can be found in block 3 on the second floor. There are communal gardens and a parking space. Visitor parking also available within the development.

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.





DIRECTIONS:

Leave Huddersfield on Trinity Street and at the Westbourne roundabout go straight ahead onto Westbourne Road. Proceed to the next roundabout at the Bay Horse and take a right hand turning onto Acre Street passing the Huddersfield Royal Infirmary on the right hand side. Continue into Lindley and at the junction turn left onto Plover Road, continue along this road and the development can be found on the right hand side.

TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 01/01/2004

Ground Rent: £150 per annum

Service Charge: £415.58 per quarter (£1,662.32 per annum) for the period 2024/2025. However, this is subject to a yearly review.

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:

B

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:

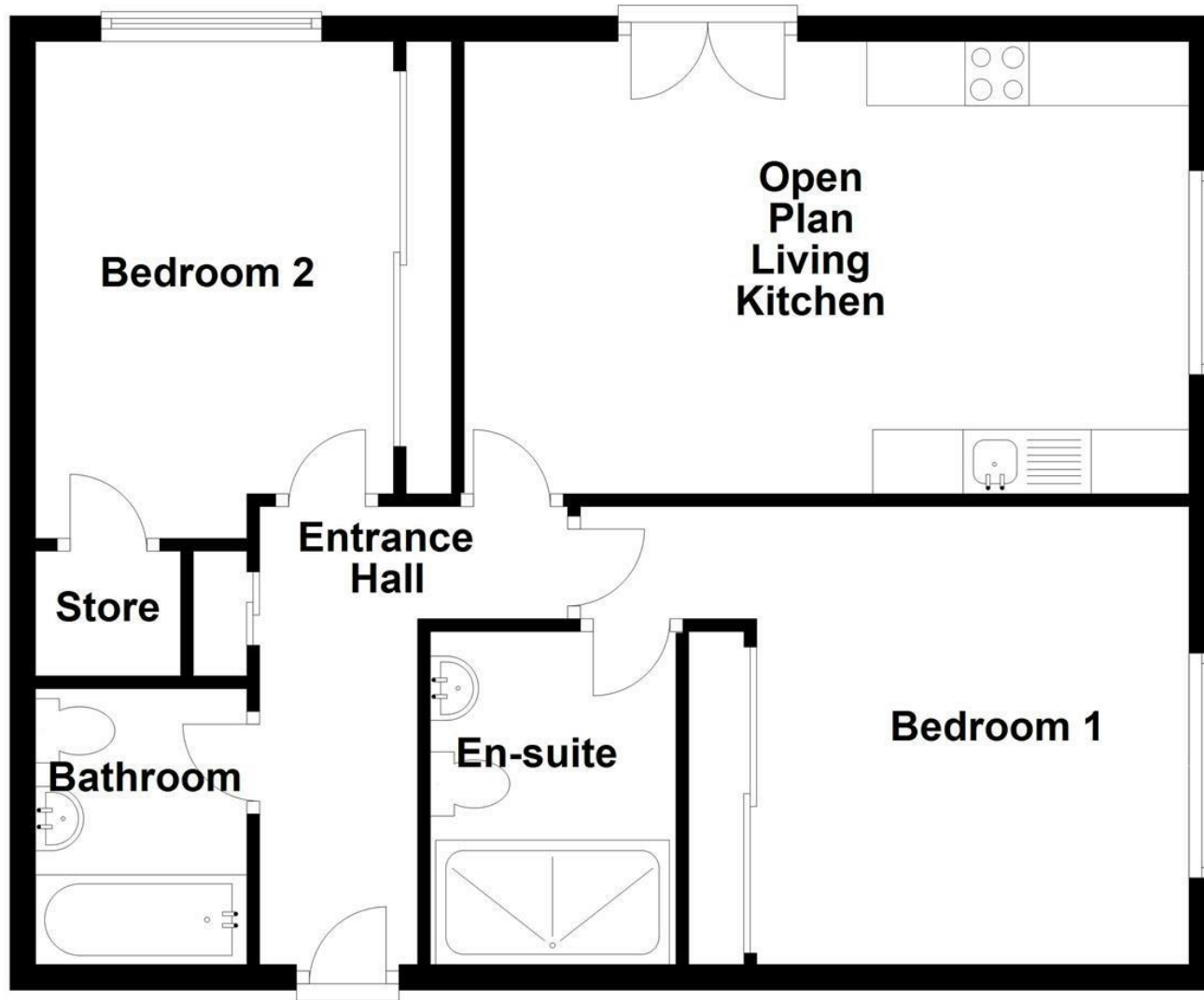
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

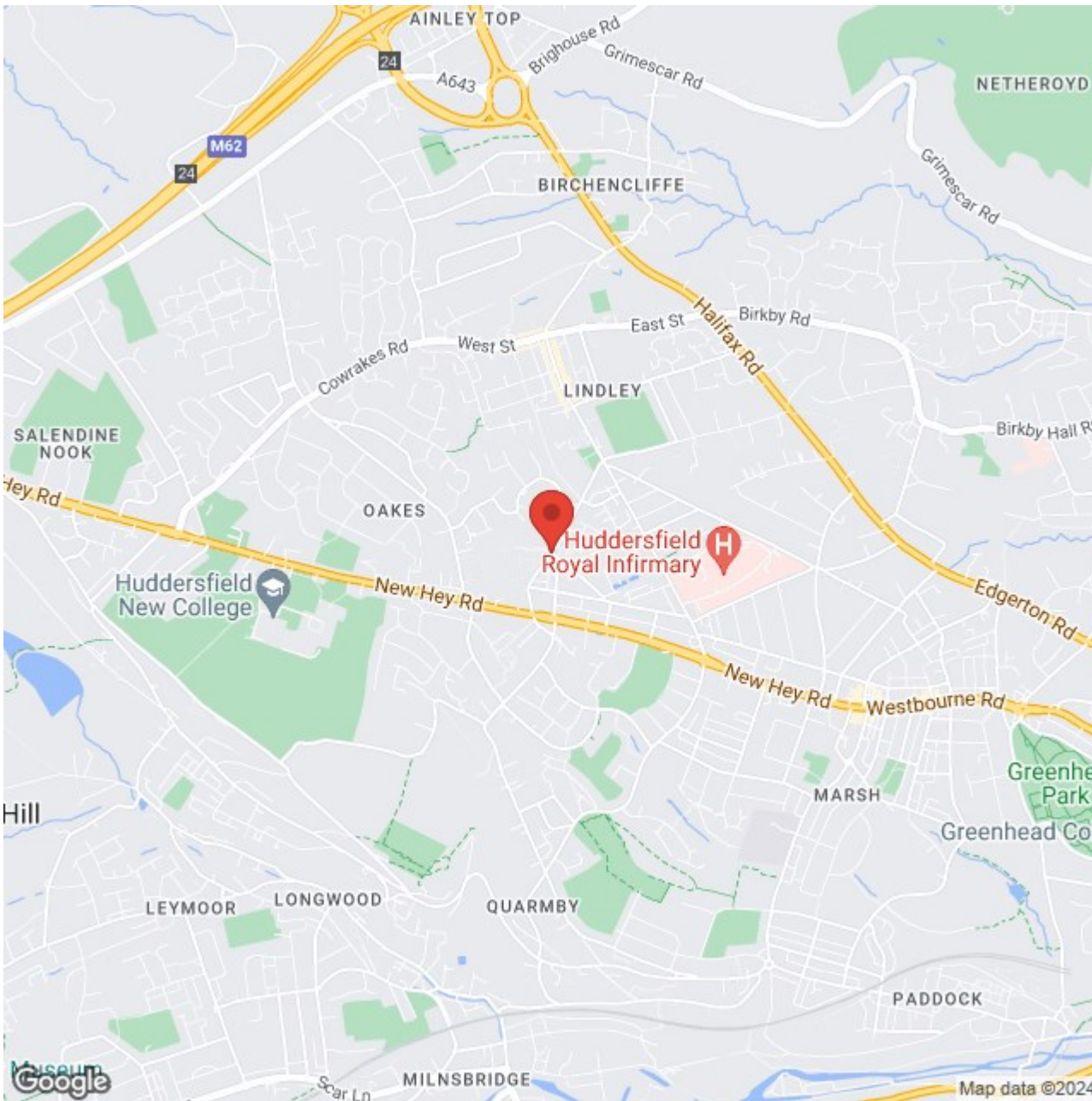
PLEASE NOTE:

Due to a tenant being in situ, the photos used are from previous marketing material and are therefore to be used for illustration purposes only.



Second Floor





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 75 |
| (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 | |

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

Huddersfield | Halifax | Elland | Mirfield

