



**PRICED TO SELL**

**Allocated Parking Space**

**Rental Potential: £1000 PCM**

**Penthouse Apartment with Balcony**

**Secure Access**

**NO CHAIN**



**75 Equilibrium**  
Huddersfield, HD3 3HL

**£170,000**

**Living Area** 20' 4" x 17' 9" (6.2m x 5.4m)

The spacious, light filled living area offers modern elegance with high ceilings and expansive windows, creating a bright and airy atmosphere. Featuring sleek track lighting and neutral tones carpeting, the room provides a versatile canvas perfect for any interior design style. The floor-to-ceiling windows and glass doors lead to private balcony, blending indoor and outdoor living. This sophisticated space is ideal for relaxing or entertaining.

**Kitchen** 8' 6" x 10' 10" (2.6m x 3.3m)

This modern kitchen boasts a sleek and functional design, featuring a combination of stylish dark and bright white cabinetry for a contemporary look. Equipped with integrated appliances, ample storage, and expansive countertops, it offers both practicality and elegance. The neutral toned tiled flooring complements the space, while the built-in oven, extractor hood, and under-cabinet lighting add to its sophisticated appeal. Perfectly suited for cooking enthusiasts and entertaining, this kitchen is a true centrepiece of the home.

**Bedroom One** 9' 6" x 19' 0" (2.9m x 5.8m)

This is a bright and spacious bedroom featuring a large window that allows ample natural light to flood the space, creating a warm and inviting atmosphere. The room is neutrally decorated with clean white walls, with carpets for added comfort and warmth. The modern wall mounted light fixtures add a contemporary touch to the room. This space offers great potential for furnishing to suit your style.

**Shower Room** 4' 7" x 6' 7" (1.4m x 2m)

This is a sleek and modern shower room designed for both functionality and style. It features a fully enclosed glass shower cubicle with a contemporary chrome shower fixture and tiled walls for a clean, polished look. The shower room includes a compact, wall-mounted sink with a stylish chrome tap, complemented by a built-in mirror surrounded by dark wood shelving, providing ample storage for toiletries. A wall-mounted toilet with a concealed cistern enhances the streamlined aesthetic. Recessed ceiling lighting adds a

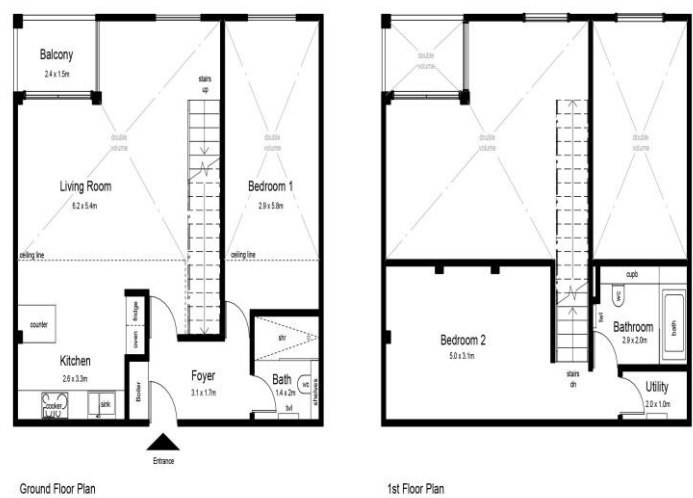
touch of elegance, making this a perfect space for a refreshing start to the day.

**Bedroom Two** 16' 5" x 10' 2" (5m x 3.1m)

This bright and versatile mezzanine-style bedroom offers a unique and contemporary design with a pitched ceiling and a skylight, allowing natural light to flood the space. The clean decor provides a blank canvas, perfect for personalising to your style. Overlooking the main living area, the open-plan layout adds character and charm, making this space ideal for a cosy sleeping area, home office or any other use the occupier wishes to use it for.

**Bathroom** 9' 6" x 6' 7" (2.9m x 2m)

This is contemporary and stylish bathroom, designed with functionality and modern aesthetics in mind. The space features a full-sized bathtub with tiled surrounds, ideal for relaxing baths or quick showers. The wall-mounted sink and toilet, with a concealed cistern, contribute to a sleek and minimalist appearance. The room is finished with neutral tiled walls and flooring, providing a polished and easy to maintain surface. A large mirror cabinet with built in storage offers practicality and elegance, reflecting light to create a bright and spacious feel. Recessed ceiling lighting adds a touch of sophistication, making this bathroom a standout feature of the property



# Energy performance certificate (EPC)

75, Equilibrium Lindley HUDDERSFIELD HD3 3HL	Energy rating  E	Valid until: 1 November 2029
		Certificate number: 8421-6120-6969-4320-4976

Property type	Top-floor flat
Total floor area	92 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

