

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 56 Equilibrium

Lindley, Huddersfield, HD3 3HL

Offers in the region of £120,000





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## Ground Floor

A communal entrance vestibule with letterboxes. Access to the second floor apartment can be gained via lift or stairs.

## Entrance Hallway

This entrance hallway features automated lighting working from a movement sensor and an intercom system. Access to open plan living area which includes living/dining area and kitchen, master bedroom, house bathroom and bedroom two.

## Kitchen

The kitchen is finished to a high standard and has a range of contrasting modern fitted wall and base units with integrated appliances including; fridge freezer, oven, a new hob, a new washing machine and a dishwasher. Also benefiting from a stainless steel sink and drainer and Karndean flooring. Aluminium window to the side offering far reaching views.

## Dining/Living area

The dining/living area and kitchen are set out in an open plan fashion and provides ample space for both dining and living furniture. Karndean flooring flows throughout. There is a Juliet balcony which is located just off the living area and sliding doors open up to the second bedroom, but this space could also be utilised as additional living space.

## Bedroom One

A double bedroom with neutral carpet and aluminium window to the front elevation.

## En-Suite

A well-proportioned, partially tiled en-suite featuring a fitted display shelving and mirror unit, comprising a

wall hung hand basin and concealed WC. There is a new walk in shower with rainhead shower, hand held shower attachment and glass screen.

## Bedroom Two

The second bedroom forms part of the 'flexible living area and has a sliding wall, which can provide a larger living area or a second bedroom. Featuring Karndean flooring and Aluminium double glazed window to the side elevation. This bedroom provides access to the main bathroom,

## Bathroom

A modern partially tiled bathroom comprising of WC, hand basin and bath. Featuring a fitted wall unit with shelving and a mirror.

## Exterior

The apartment is gated with electric gates to the entrance. There are maintained communal gardens and an allocated parking space plus additional visitor spaces.

## Concierge

The property has use of a concierge service which is operated from the first apartment block on the left hand side and this is operational from 8am until 1pm Monday to Friday.

## Facilities

The apartment has the exclusive use of a residence and guest gym which is located in the same block as the concierge. It has a sauna, steam room, cross trainer, bike, rowing machines, treadmills and shower facilities. There is also a Japanese Garden for residents to enjoy.

Service Charge is £163 pcm

Ground rent £150 annual charge

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the

services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



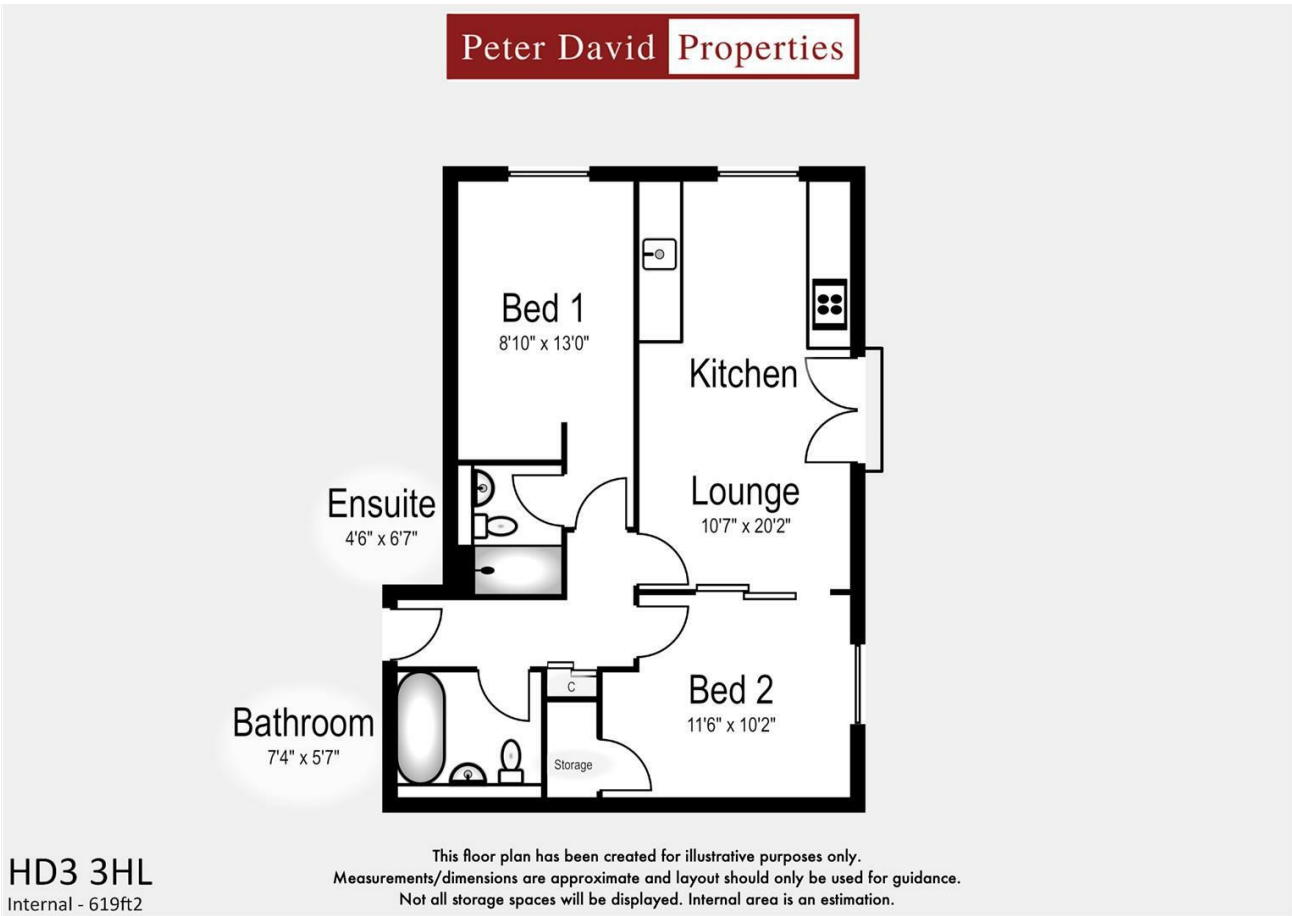
Hybrid Map



Terrain Map



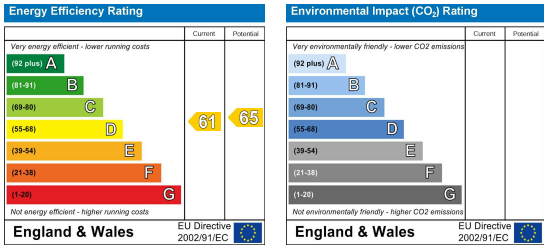
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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