

**Equilibrium, Lindley, Huddersfield HD3 3HL** 

## welcome to

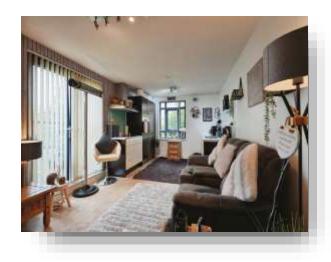
# **Equilibrium, Lindley, Huddersfield**

Within walking distance of Lindley village, an immaculate first floor apartment with undercover parking, an en-suite master, integrated appliances, gym access and located in a gated community. Ideal as a first purchase or investment, located close to schools, local amenities and the M62 networks.













#### **Entrance Hall**

Immaculate entrance to the property, modern and bright, fitted with tile flooring and a wardrobe with mirrored sliding doors, providing ample storage to the home.

### Lounge/Kitchen

19' 9" x 10' 5" ( 6.02m x 3.17m )

Open plan kitchen/lounge with a juliet balcony overlooking manicured gardens. Fitted with tile flooring complete with underfloor heating. The kitchen is fitted with a range of modern base and wall units with laminate worktops, integral appliances such as an integral fridge/freezer, washing machine and dishwasher plus electric oven, hob and extractor hood. Plus lots of natural light from a double glazed window to the side and one to the front, plus double glazed french doors opening out onto the juliet balcony.

#### **Bedroom One**

16' 5" max x 8' 11" max ( 5.00m max x 2.72m max )

Extremely spacious double bedroom with carpeted flooring. Well presented to a move in ready standard, warmed by underfloor heating. Fitted with integral wardrobes and cupboards providing lots of extra storage.

#### **En Suite**

Immaculate en suite with tile flooring, walk in shower, low flush WC and wash hand basin. Warmed by a heated towel rail.

#### **Bedroom Two**

11' 6" x 10' 9" ( 3.51m x 3.28m )

Another great sized bedroom with tile flooring and underfloor heating. With ample natural light from a double glazed window to the front. Plus integral cupboards which house the watertank.

#### **Bathroom**

Great sized bathroom which is modern and bright, with tile flooring and warmed by underfloor heating. Fitted with a bath and hand held shower over, low flush WC and wash hand basin plus an integral vanity cupboard, complete with a TV on the wall.





## welcome to

# **Equilibrium, Lindley, Huddersfield**

- Highly sought-after Lindley
- Gated community
- On site concierge
- Off-road undercover parking included
- En-suite master bedroom
- Residents gym
- Underfloor heating
- Immaculate throughout

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

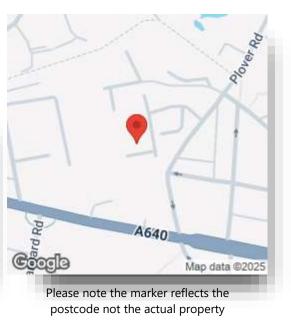
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £125,000









view this property online williamhbrown.co.uk/Property/HDF117918



Property Ref: HDF117918 - 0003 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01484 542072



huddersfield@williamhbrown.co.uk



8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN



williamhbrown.co.uk