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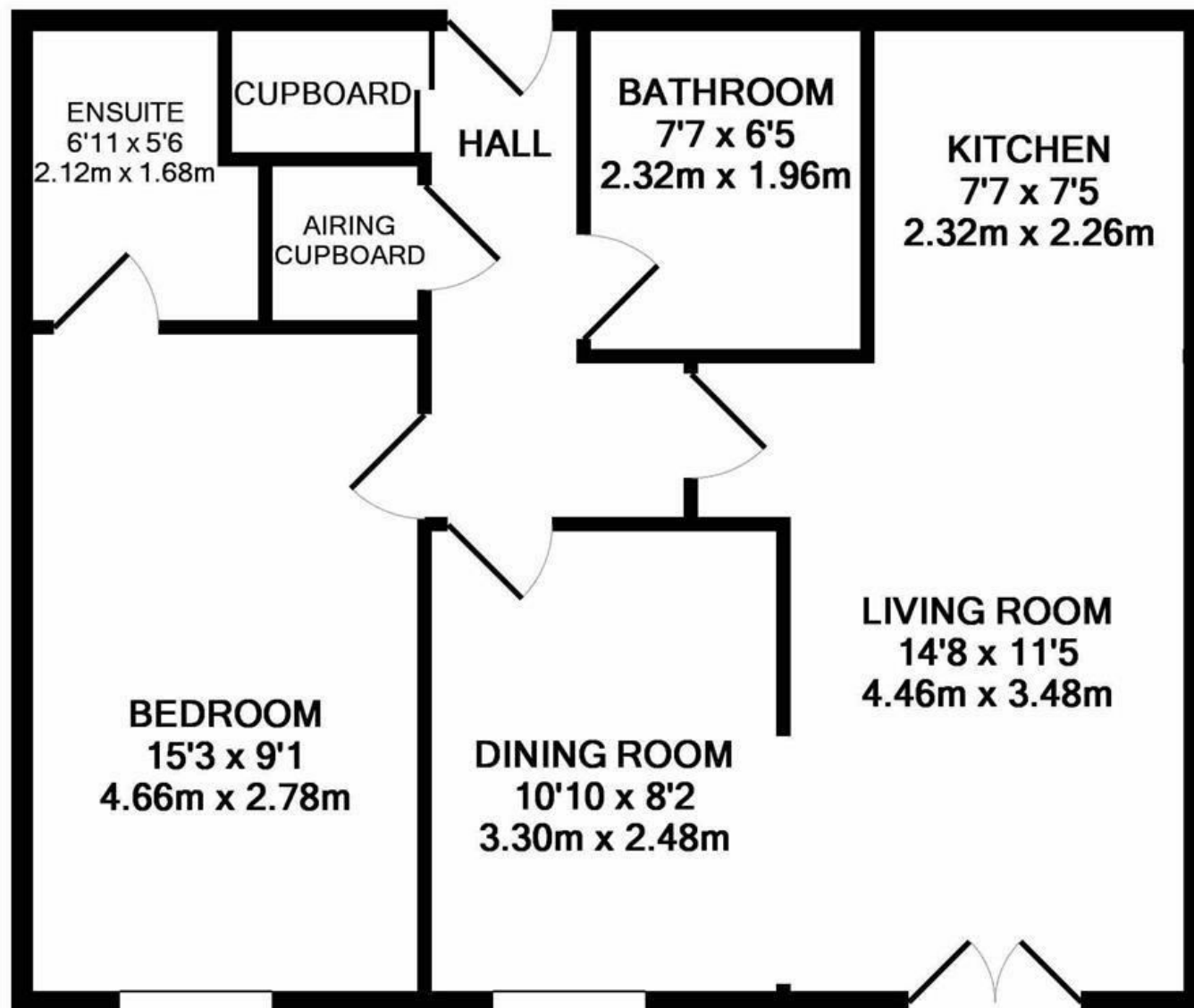


Equilibrium, Lindley Huddersfield,

**Offers in the region of
£120,000**

Located to the third floor of this ever popular residential apartment development is this well-appointed one / two bedroomed apartment. The property enjoys accommodation comprising entrance hall, master bedroom with ensuite, house bathroom, open plan living kitchen and bedroom two / study. Under floor heating runs throughout the property. The complex was designed by Lanson developments, circa 2004, and enjoys allocated parking, along with electrically operated gate and access system, on-site concierge and gym. A Videx security system works from the communal entrance to access the door, and a staircase and lift rise to the third floor.

The property is within a short distance of Lindley village with its various bars, restaurants and recommended schooling, and the M62 network, serving both Leeds and Manchester city centres.



TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Details



A sturdy fire door opens to the entrance hall, where there is an attractive, Karndeian style floor running throughout, and with inset downlights to the ceiling. There is a useful, sliding mirrored cloakroom cupboard and an additional walk-in store, home to the central heating system.

A modern bathroom interior featuring a white bathtub, a pedestal sink, a large mirror, and a glass shelf with toiletries. The walls are covered in light-colored tiles, and the ceiling has recessed lighting.

Having a modern white suite comprising low flush WC with concealed system and a pedestal handbasin with chrome, monobloc tap over. There is a panelled bath with mixer tap rising to shower head. The walls are predominantly tiled to dado height, with a contrasting tiled floor. There are inset downlights to the ceiling, extractor fan, built-in vanity unit and a wall-mounted, chrome, ladder style, heated towel rail.

This double room has a pleasant outlook over the communal gardens, patio and pagoda area below. There are several double glazed units and a central ceiling light point.

A modern bathroom interior featuring a walk-in shower with a glass door and a rainfall showerhead, a white pedestal sink with a chrome faucet, and a white toilet. The walls are covered in large, light-colored tiles. A dark vanity unit with a mirror and open shelving holds various toiletries.

Having a modern white suite comprising low flush WC with concealed system and a vanity handbasin with chrome, monobloc tap over. There is a double, walk-in, tiled shower cubicle, home to a mains fed shower. The walls are predominantly tiled with contrasting tiled floor, inset down lights to the ceiling, built-in vanity unit, shaver point with concealed lighting and a wall-mounted, chrome, ladder-style, heated towel rail.

A modern, minimalist living and kitchen area. The kitchen features white cabinetry, a black countertop, and a stainless steel sink. The living area has a light-colored sofa, a coffee table, and large windows with white curtains. The floor is made of large, light-colored tiles.

The kitchen has a range of modern base cupboards, drawers, contemporary style work tops with glass splash backs and

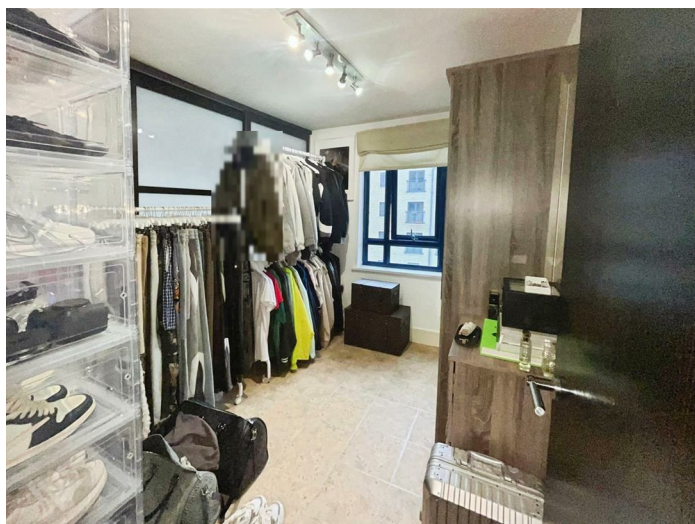
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Details



matching wall cupboards over. There are integrated appliances, including split level oven and hob with overlying extractor hood, plumbing for automatic washing machine, integrated dishwasher and fridge / freezer. There is a Karndean style floor running throughout, which leads into the living area. The living area enjoys natural light from the front elevation, courtesy of a pair of French aluminium style, double glazed doors, leading onto a Juliet balcony which looks out onto the garden and pagoda area below. There is a ceiling light point. A sliding door takes us through to bedroom two / study.

Bedroom Two / Study



A most useful area that can be used to increase the size of the lounge or as a single bedroom, and is currently utilised as a 'work from home' study. There are spotlamps to the ceiling, along with a Karndean style floor. Several double glazed windows, to the front elevation, look down onto the communal gardens below.

External Details



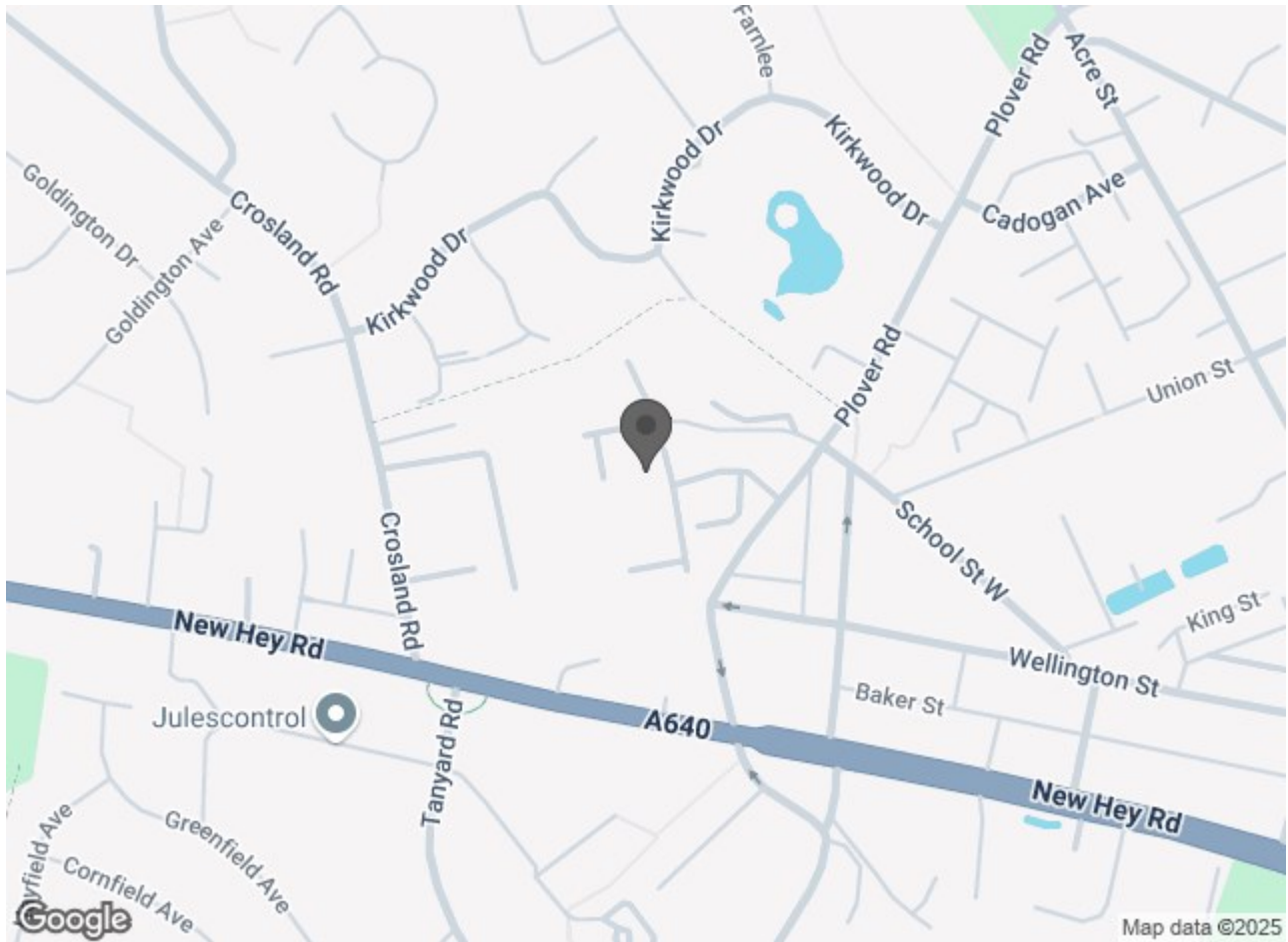
There are communal gardens below, with decking, patio and pagoda area. There is allocated parking, concierge and gym.

Tenure

The vendor confirms this property is Leasehold.

Equilibrium, Lindley Huddersfield,

Directions



Equilibrium, Lindley Huddersfield,

DISCLAIMER

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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.
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