

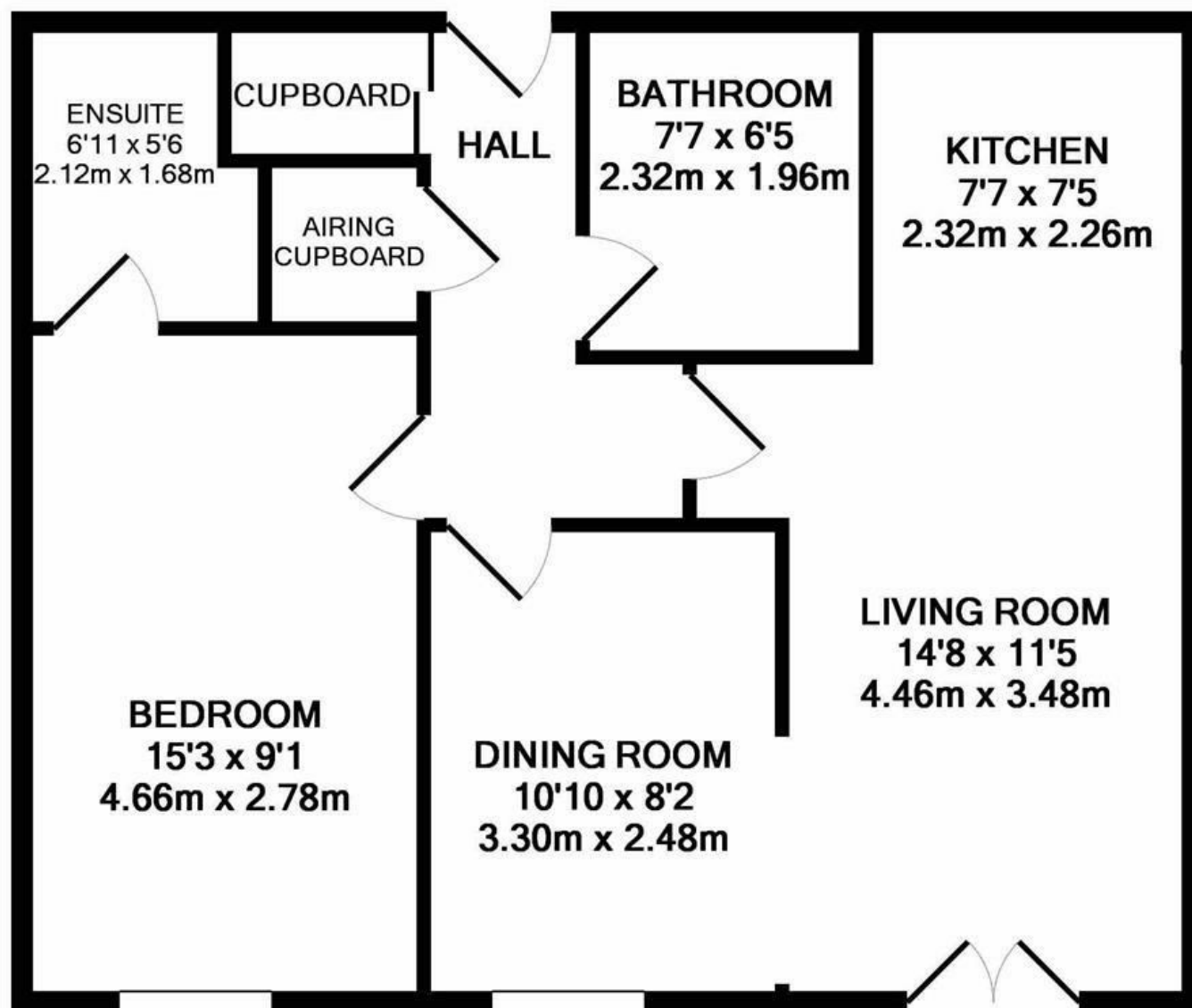
martin-thornton.com
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Equilibrium, Lindley Huddersfield,

£800 Per month

Located to the second 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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Equilibrium, Lindley Huddersfield,

Details



Entrance Hall

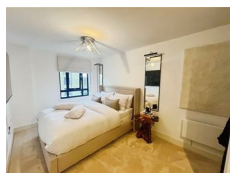
A sturdy fire door opens to the entrance hall, where there is an attractive, Karndean style floor running throughout, and with inset downlights to the ceiling. There is a useful, sliding mirrored cloakroom cupboard and an additional walk-in store, home to the central heating system.

House Bathroom



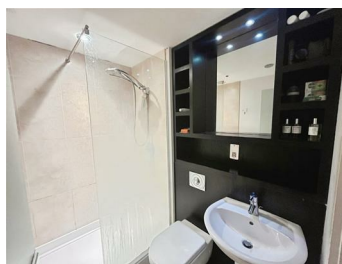
Having a modern white suite comprising low flush WC with concealed system and a pedestal handbasin with chrome, monobloc tap over. There is a panelled bath with mixer tap rising to shower head. The walls are predominantly tiled to dado height, with a contrasting tiled floor. There are inset downlights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

Bedroom One



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.

En-Suite



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.

Living Kitchen



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

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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



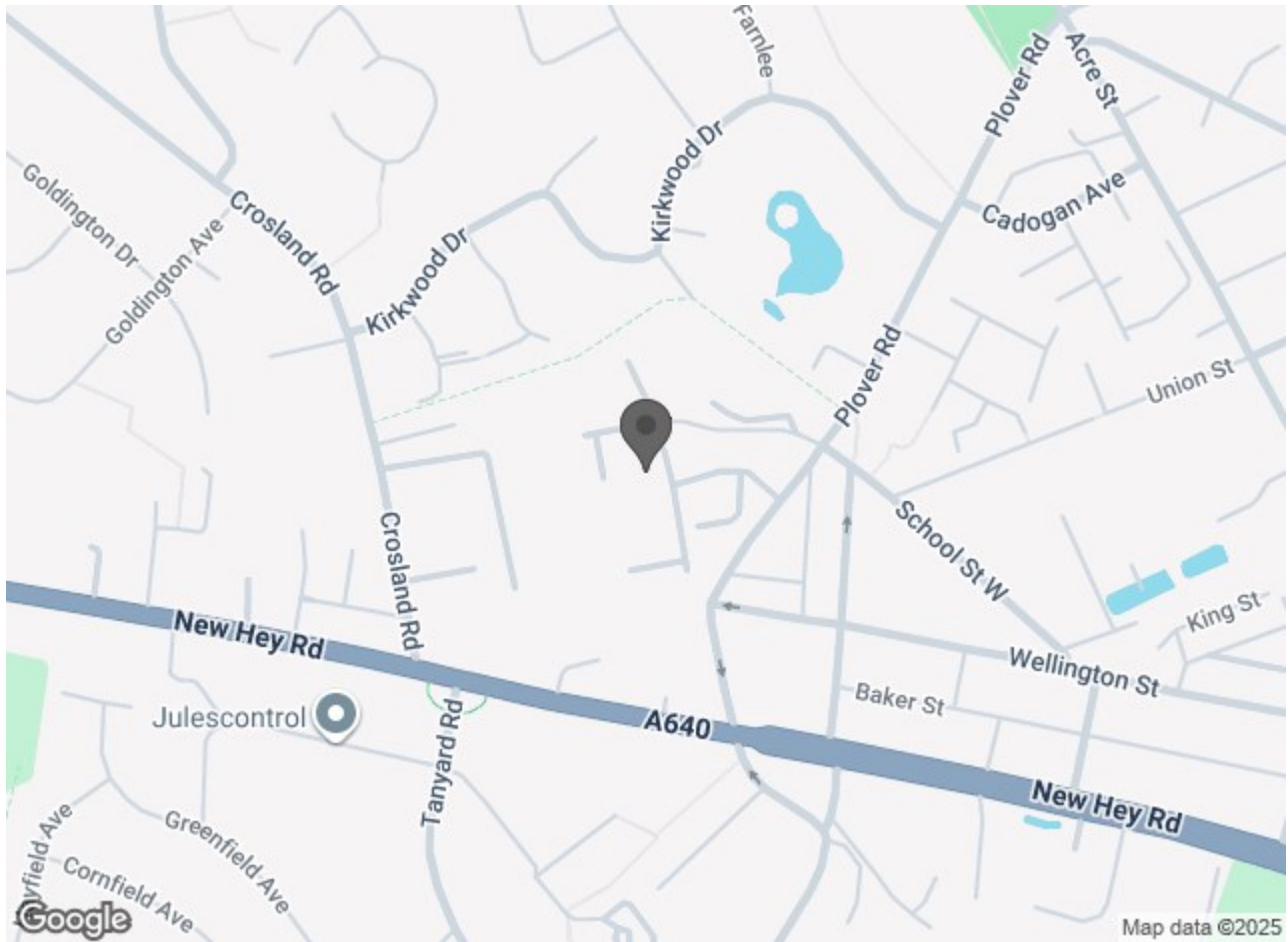
There are communal gardens below, with decking, patio and pagoda area. There is allocated parking, concierge and gym.

Tenure

The vendor confirms this property is Leasehold.

Equilibrium, Lindley Huddersfield,

Directions



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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.