

property details **approval form**

60 Equilibrium, Lindley, Huddersfield, West Yorkshire, England, HD3 3HL

Date: 28 April 2026

Property Ref and Version: HDF118582 - 0009

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £60,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004.

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Gated community with on-site concierge and allocated off-road parking
- > One bed apartment in the highly sought-after Lindley
- > Attractive rental returns, No onward chain
- > Well-presented throughout with modern fixtures and on-site residents gym
- > Close to the M62 networks
- > EPC Rating: C

>> **short description**

Offered chain-free, a modern and spacious apartment with an on-site concierge and off-road parking within a gated complex. Located in highly sought-after Lindley within walking distance of the village. Boasting integral appliances, underfloor heating, residents gym and attractive rental returns.

>> **long description**

An attractive apartment for those looking for a first purchase or to extend their buy-to-let portfolio, offering off-road parking, spacious rooms, a Juliet balcony and integral appliances whilst being located in a secure, gated complex with fabulous amenities such as an on-site concierge, a residents-only gym and communal Japanese-style gardens. Located in highly sought-after Lindley, within walking distance into the village where independent shops, restaurants and bars can be found, along with schools, public transport routes and the M62 networks. With lift access, the apartment is on the second floor and comprises of an entrance hallway with an integral wardrobe for storage, an open-plan kitchen and living area with an integral fridge/freezer, washing machine and dishwasher, and with a Juliet balcony overlooking the gardens. There is a bright and welcoming atmosphere created from the window to the side of the dining space. There is a spacious double bedroom and a house bathroom with a modern three-piece suite, a shower over the bath and an integral storage cupboard. Externally, the apartment comes with an allocated parking bay within a gated complex, and is set within well-maintained communal grounds.

Your William H Brown office: 8 Westgate, HUDDERSFIELD, West Yorkshire, HD1 1NN

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>> **directions**

>> **Agent Note**

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>> room description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

A welcoming entrance hall offering excellent storage solutions, featuring a boiler cupboard and a generous integrated wardrobe ideal for coats, shoes and household essentials. The hallway provides access to all rooms and sets the tone for the well-maintained accommodation throughout.

Lounge

10' 4" max x 26' 3" max (3.15m max x 8.00m max)

A stylish and comfortable lounge featuring underfloor heating and a sleek tiled floor, creating a warm and contemporary living space. A double-glazed window and Juliet balcony allow natural light to flow in while offering pleasant views over the communal gardens. The room opens seamlessly into the kitchen, enhancing the open-plan layout and making it ideal for modern living.

Kitchen

A modern and well-equipped kitchen fitted with an electric integrated oven and electric hob, complemented by a practical drainer sink and a sleek tiled floor. The space includes a full range of integrated appliances, comprising a dishwasher, washing machine and fridge/freezer, offering convenience and a clean, streamlined finish ideal for contemporary living. Practical window to the side allowing natural light creating a bright, welcoming atmosphere.

Bedroom One

15' x 8' 10" (4.57m x 2.69m)

A generously sized double bedroom featuring soft carpeted flooring and underfloor heating for year-round comfort. A double-glazed window to the front allows natural light to fill the room, creating a bright and welcoming space ideal for relaxation.

Bathroom

A modern, fully tiled bathroom fitted with a bath and overhead shower, sink and W/C, offering a clean and

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contemporary finish. Practical integrated cupboards provide excellent storage for toiletries and linens, while an extractor fan and heated towel rail add comfort and convenience to this well-designed space.

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>> **room description**

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>> property images



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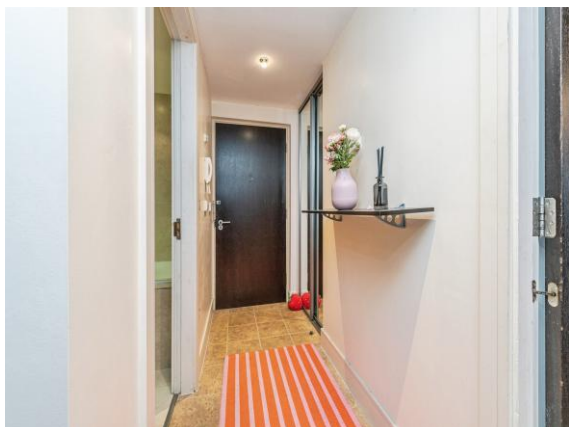
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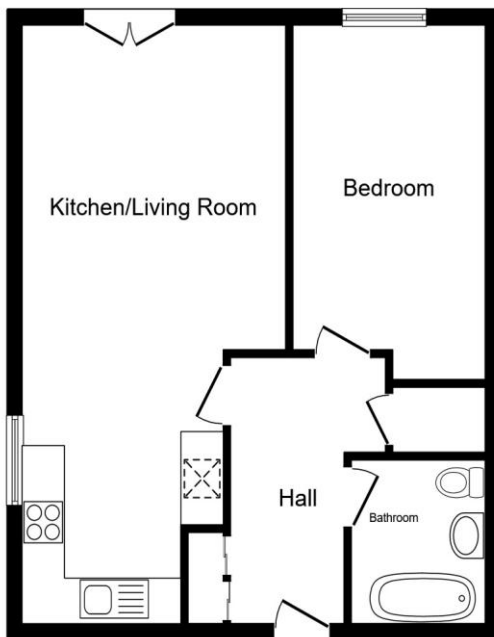
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>> floor plan



Total floor area 51.7 m² (557 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Amy Taylor		
Mrs Julie Anne Smyth, Mr Simon James Smyth		

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