



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

**welcome to**

**Equilibrium, Lindley, Huddersfield**

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.



### **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 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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## Equilibrium, Lindley Huddersfield

- Gated community with on-site concierge
- Highly sought-after Lindley
- Attractive rental returns
- On-site residents gym
- Close to the M62 networks

Tenure: Leasehold EPC Rating: C

Council Tax Band: A 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.

offers in the region of

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HDF118582 - 0006

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