Apartment (EPC Rating: C)

9 EQUILIBRIUM, LINDLEY, HUDDERSFIELD, HD3 3HL

£66,000

Jowett
CharteredSurveyors & EstateAgents

2 1 1 C

2 Bedroom Apartment located in Huddersfield

An interesting lower ground floor apartment, constructed by Lanson Homes circa 2005 in a converted mill complex with innovative design. Intelligent lighting, integrated music system, electric heating, good quality kitchen fittings with built in Smeg appliances. Feature brick and stone walling with open aspect to Plover Road at the rear. The property is conveniently situated for Lindley and Oakes.

COMMUNAL ENTRANCE HALL
And stairs to lower and upper levels

INNER HALLWAY
Giving access to

NO.9 EQUILIBRIUM

INNER HALL
With telephone point, laminate flooring, hot water cylinder and airing cupboard with pressurized system

BATHROOM
7 x 7
Paneled bath, pedestal washbasin, low flush wc, chrome shower fitting above bath, vertical heated towel rail, glazed screen door, ceramic tiled floor

COMBINED LIVING ROOM/ KITCHEN
22'3" x 14'9"
Single drainer stainless steel sink unit, fitted cupboards, drawers, 4 ring electric hob, built in Bosch oven, built in dishwasher, fridge/freezer, oak style recently laid flooring, 3 wall mounted electric heaters, 2 windows to the rear

BEDROOM 1
10'7 x 11'7"
Wall mounted radiator, window to rear

BEDROOM 2
7'10 x 8
Wall mounted electric radiator, window to rear, recently laid oak style flooring

OUTSIDE
Communal grounds, driveway and parking, shared concierge service and membership of local gym/sauna. One allocated car parking space.

TENURE
Long leasehold for unexpired term of 150 year lease. Ground rent £150 per annum. Service charge approximately £1700 with buildings insurance approximately £600. Solicitor to confirm.

SERVICES
Mains sewer drainage, water and electricity are laid on. Electric heating, no gas.

VIEWING
Strictly by telephone appointment via Jowett Chartered Surveyors and Estate Agents. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

DIRECTIONS
From Lindley village centre proceed down Lidget Street towards the clock tower. At the clock tower turn right on to Plover Road, just before the Sainsburys mini market and the traffic lights. Carry on Plover Road for approximately ¼ mile and Equilibrium will be seen on the right hand side with the security gated entrance towards the end of Plover Road.

EXTRAS
Carpets, floor coverings, blinds and light fittings included as seen. Additional furniture available at a price to be agreed with the vendor.

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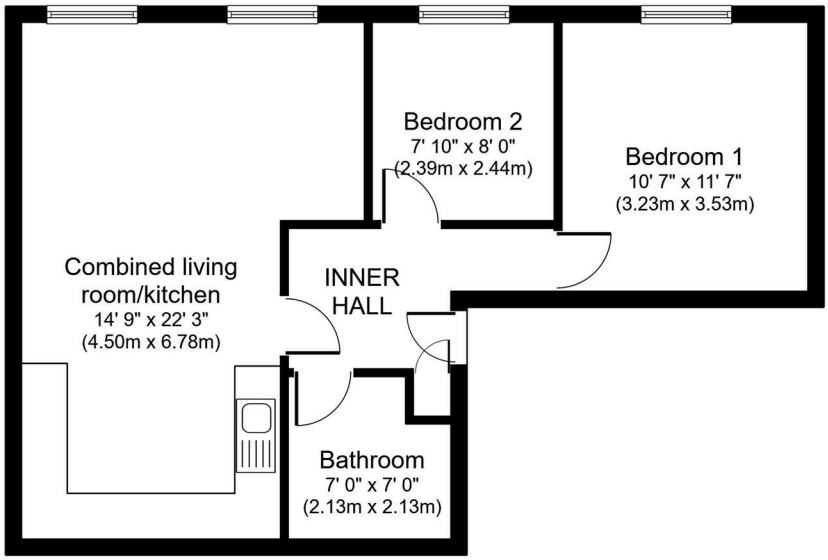

NO 9 EQUILIBRIUM

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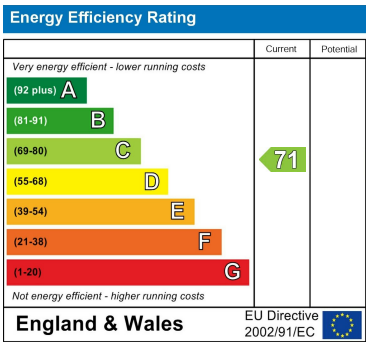
call into our office at 64 LIDGET STREET, LINDLEY, HD3 3JR or call us on

01484 536 799

Council Tax Band

B

Energy Performance Graph



Call us on

01484536799

info@jowett-huddersfield.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.