



67 The Equilibrium, Lindley, Huddersfield, HD3 3HL

- 1 BEDROOM THIRD FLOOR APARTMENT
- ACCESS TO THE M62 MOTORWAY NETWORK
- LIVING KITCHEN WITH APPLIANCES
- BATHROOM

£750 Per Calendar Month

- 1 ALLOCATED PARKING SPACE
- LINDLEY VILLAGE CENTRE A SHORT WALK AWAY
- ONE BEDROOM

bramleys

This superb 1 bedroom, third floor apartment is situated in this popular residential development in the sought after area of Lindley. With far reaching views, the property is located within walking distance of Lindley village centre, which has an array of shops, bars and restaurants. Being approximately 2 miles from Huddersfield town centre and within 1 mile of both Junctions 23 & 24 of the M62, the property is handily located for those wishing to commute to the major trading centres of West Yorkshire and East Lancashire. Accommodation briefly comprises entrance hallway, lounge open plan to the kitchen with appliances including electric oven, electric hob and extractor, double bedroom and bathroom with three piece white suite with shower. Externally there is one allocated parking space. The property is offered to let on an unfurnished basis. Bond £865.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	73

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY