Peter David Properties Ltd

Residential Sales and Lettings

56 Equilibrium

Lindley, Huddersfield, HD3 3HL

Offers in the region of £119,950

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Ground Floor
A communal entrance vestibule with letterboxes. Access to the second floor apartment can be gained via lift or stairs.

Entrance Hallway
This entrance hallway features automated lighting working from a movement sensor and an intercom system. Access to open plan living area which includes living/dining area and kitchen, master bedroom, house bathroom and bedroom two.

Kitchen
The kitchen is finished to a high standard and has a range of contrasting modern fitted wall and base units with integrated appliances including; fridge freezer, oven, hob, washing machine and dishwasher. Also benefiting from a stainless steal sink and drainer and karndean flooring. Aluminium window to front elevation.

Dining/Living area
The dining/living area and kitchen are set out in an open plan fashion and provides ample space for both dining and living furniture. Karndean flooring flows throughout. There is a Juliet balcony which is located just off the living area and sliding doors open up to the second bedroom, but this space could also be utilised as additional living space.

Bedroom One
A double bedroom with natural carpet and aluminium window to the front elevation.

En-Suite
A well-proportioned, partially tiled en-suite featuring a fitted display shelving and mirror unit, comprising a wall hung hand basin and WC. There is a walk in shower with glass screen.

Bedroom Two
The second bedroom forms part of the 'flexible living' set up and has a 'sliding wall', which can provide a larger living area or a second bedroom. Featuring Karndean flooring and Aluminium double glazed window to the side elevation. This bedroom provides access to the main bathroom,

Bathroom
A modern partially tiled bathroom comprising of WC, hand basin and bath. Featuring a fitted wall unit with shelving and a mirror.

Exterior
The apartment is gated with electric gates to the entrance. There are maintained communal gardens and an allocated parking space plus additional visitor spaces.

Concierge
The property has use of a concierge service which is operated from the first apartment block on the left hand side and this is operational from 8am until 1pm Monday to Friday.

Facilities
The apartment has the exclusive use of a residence and guest gym which is located in the same block as the concierge. It has a sauna, steam room, cross trainer, bike, rowing machines, treadmills and shower facilities. There is also a Japanese Garden for residents to enjoy.

Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

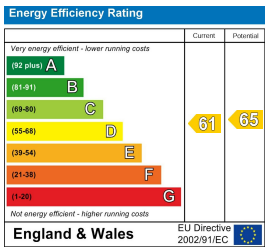
Terrain Map

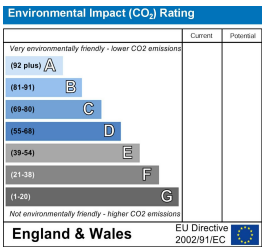
Floor Plan

Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk