

# Peter David

# Properties Ltd

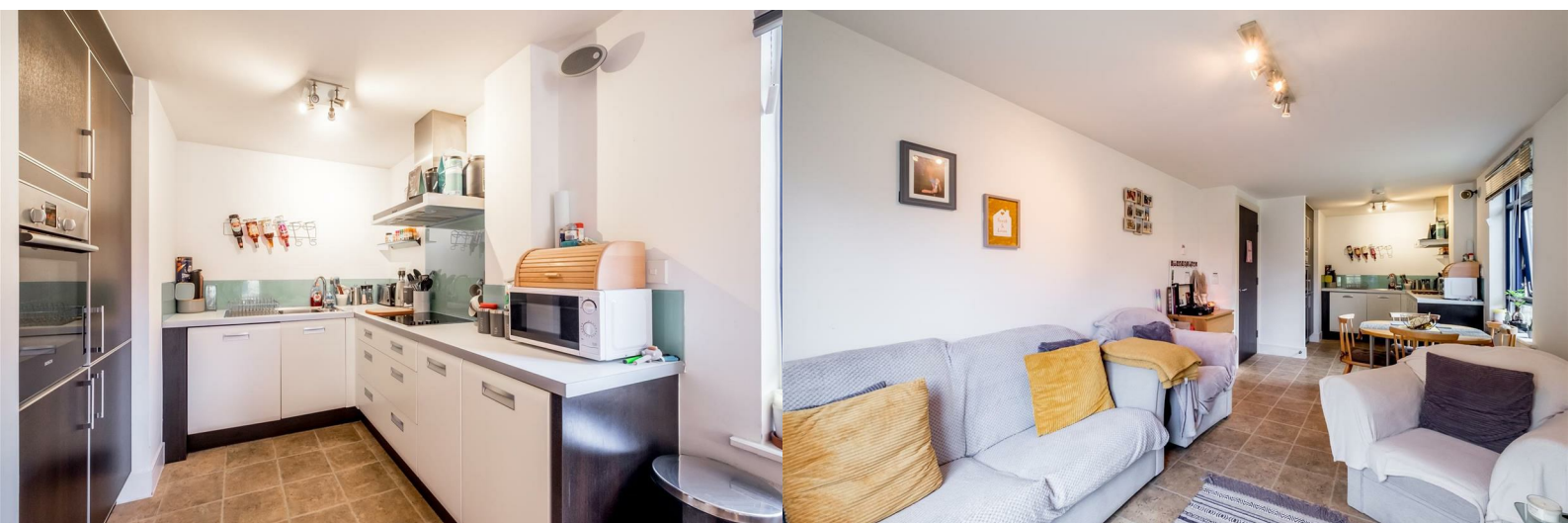
Residential Sales and Lettings



## 52 Equilibrium

Lindley, Huddersfield, HD3 3HL

Offers in the region of £95,000



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## Entrance Hallway

Enter the property into a spacious entrance hallway with vinyl floor tiles throughout and featuring an intercom system to the wall. There is access to the open plan living/kitchen area, the bedroom and bathroom. Additionally there is a built-in storage cupboard with mirrored sliding doors and a separate storage cupboard housing the water tank.

## Living Area

This open plan living and kitchen area offers a flexible living space and features double glazed French doors with a glass Juliet balcony and an additional window to the side aspect. Vinyl floor tiles flow throughout.

## Kitchen

The kitchen features cream base units, wooden wall units, laminated worktops and acrylic splash backs. Integrated appliances comprise; a ceramic hob, an extractor fan, an electric oven, a dishwasher, a washing machine and a fridge/freezer. There is also a stainless steel sink and drainer with a chrome mixer tap.

## Bedroom One

A double bedroom with a neutral carpet and a double glazed window.

## Bathroom

A modern partially tiled bathroom comprising of a WC, hand basin and bath with overhead shower and glass screen. The bathroom also features a mirrored wall unit with shelving, a mirror and a chrome towel rail.

## 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.

