Peter David Properties Ltd

Residential Sales and Lettings

105a Equilibrium

Lindley, Huddersfield, HD3 3GE

Offers in the region of £110,000

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Ground floor -

Entrance Hallway

Enter the property into a welcoming entrance hallway with a new carpet flowing throughout and featuring an alarm panel and an intercom system. There is access to the open plan living/ kitchen area, bedroom two, WC and there are stairs rising to the first floor. Additionally there is a cupboard with a mirrored door housing the fuse box and providing useful storage space.

WC

A useful WC with a tiled floor and a concealed cistern WC and wash basin. The room features a large mirrored wall cabinet and a chrome towel rail.

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; a washing machine, dishwasher, fridge freezer, Bosch electric oven, Bosch electric hob and a Bosch extractor fan. Also benefiting from granite worktops, a stainless steal sink and laminate flooring.

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. A new carpet flows throughout and there are aluminum double glazed windows across one wall. Sliding doors open up to the second bedroom.

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/dining room or a second bedroom. Featuring a new carpet, a storage cupboard housing the water tank and access to the balcony.

First floor -

Stairs/landing

Stairs and a small landing area lead to the master bedroom. A new carpet runs throughout and there is also a spacious cupboard at the top of the stairs with a hanging rail providing additional storage space.

Master Bedroom

A bright and airy room on a wonderful mezzanine level featuring two velux roof windows and providing access to the main bathroom through a glass door.

Bathroom

A modern partially tiled bathroom comprising of a concealed cistern WC, hand basin and bath with overhead shower and glass screen. Featuring a fitted wall unit with shelving and a mirror and there are aluminum framed double glazed privacy windows across one wall.

Exterior

A South-West facing balcony is accessed from bedroom two and features a glass balcony with artificial grass to the floor. The balcony offers a pleasant seating area with far-reaching views. There are also well maintained communal gardens and an allocated undercover 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

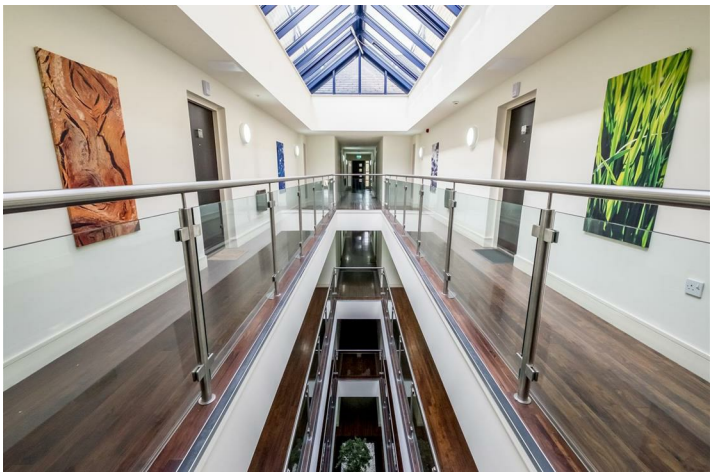
The apartment has the exclusive use of a residence and guest gym which is located in the same block as the concierge. It has a sauna, steam room, cross trainer, bike, rowing machines, treadmills and shower facilities. There is also a Japanese Garden for residents to enjoy.

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

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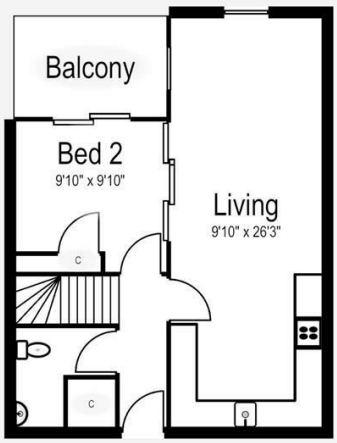
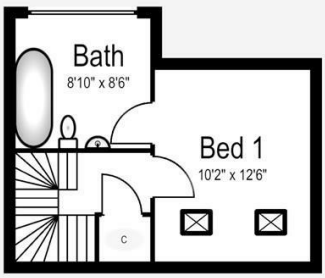
Apartment Level 1



Apartment Level 2



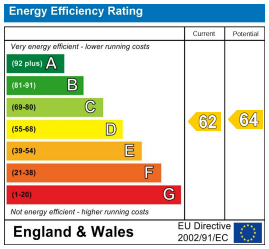
HD3 3GE
Internal - 783ft2
External - 894ft2
Overall - 21.94yd x 9.15yd

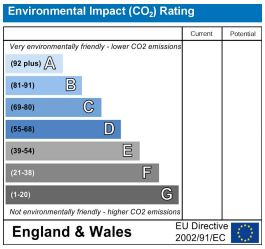
Measurements and layout for guidance only.
All storage spaces may not be displayed.

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





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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