



67 The Equilibrium, Lindley, Huddersfield, HD3 3HL

£100,000

bramleys

Telephone:  
07762 229135



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.



### Communal Entrance

Enter the property through a communal entrance door into the entrance hall. A staircase

### THIRD FLOOR:

#### No.67

Enter through an external door into:-

#### Entrance Hall

Fitted with a built-in cloaks cupboard with sliding mirrored door. There is also an access door to the living kitchen.

#### Living Kitchen

26'6" x 10'0" (8.08m x 3.05m)

A most spacious open plan living kitchen, having a range of matching wall and base units with laminated work surfaces and glass upstands. There are a range of integrated appliances including a 4 ring electric hob, overhead extractor fan and light, split level oven and grill, integral fridge, freezer, dishwasher and washing machine. There are sealed unit double glazed windows and French doors with Juliet balcony which provide far reaching views.

#### Bedroom

15'4" x 9'0" (4.67m x 2.74m)

A spacious double bedroom which has a sealed unit double glazed window.

#### Bathroom

Furnished with a 3 piece suite comprising of a concealed flush WC, semi pedestal wash basin and deep sunk tiled panelled bath. There is full tiling to the floor, part tiling to the walls and a wall mounted ladder style radiator/heated towel rail.

### OUTSIDE:

An electrically operated entrance gate provides access to the development. The apartment comes with 1 allocated parking space.





PLEASE NOTE:

The development will be undergoing some refurbishment works of the main building, which each leaseholder will have to contribute proportionately and the cost of this work has been reflected within the reduced asking price.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Leasehold - Term: 999 years from 1 January 2004

Ground Rent: £150 per annum  
Service Charge: £351.95 paid per quarter (£1,407.80 per annum for the 2025/2026 period)

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

A

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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	