



Applegate
Properties



Applegate Properties

- First Floor apartment
- One double bedroom
- Popular gated development
- Allocated covered parking

Equilibrium, Lindley, Huddersfield, HD3 3GE

O/A £95,000

A well presented one bedroom first floor apartment with secure parking in popular gated development close to regarded Lindley village and nearby Motorway access.



PROPERTY DESCRIPTION

Located within this sought after gated development is this modern first floor apartment. Affording well planned one bedroom accommodation which may well be of interest to a variety of buyers including the first time buyer, down sizer or landlord investor. Being currently let on a statutory periodic tenancy (rolling) and achieving (£TBC pcm) the property may be purchased with tenant in situ or relevant notice given upon receipt of an acceptable, proceedable offer.

Being ideally located close to the regarded shops, restaurants and amenities of Lindley village as well as nearby Huddersfield centre and commuter access via the nearby M62 Motorway.

Having electric heating and secure, allocated, covered parking (plus further on site visitor spaces), the accommodation briefly comprises: Communal Entrance with private mailbox, buzzer intercom and lifts to all floors, Private inner Hallway with useful cloaks storage and telephone intercom, open plan Living/ Dining Kitchen including fitted units with integrated appliances, Karndean flooring and living area with double doors to Juliet balcony, double bedroom with fitted wardrobes and luxury Bathroom furnished with a three piece white suite including over bath shower and screen, mirrored storage and Travertine style tiling.

The block stands in pleasant communal grounds with allocated, covered parking below and further visitor parking spaces available.

EPC: C

Council Tax: A

Tenure: leasehold subject to a 999 year lease from 2004 (approx. 980 years remaining).

Ground Rent: £TBC

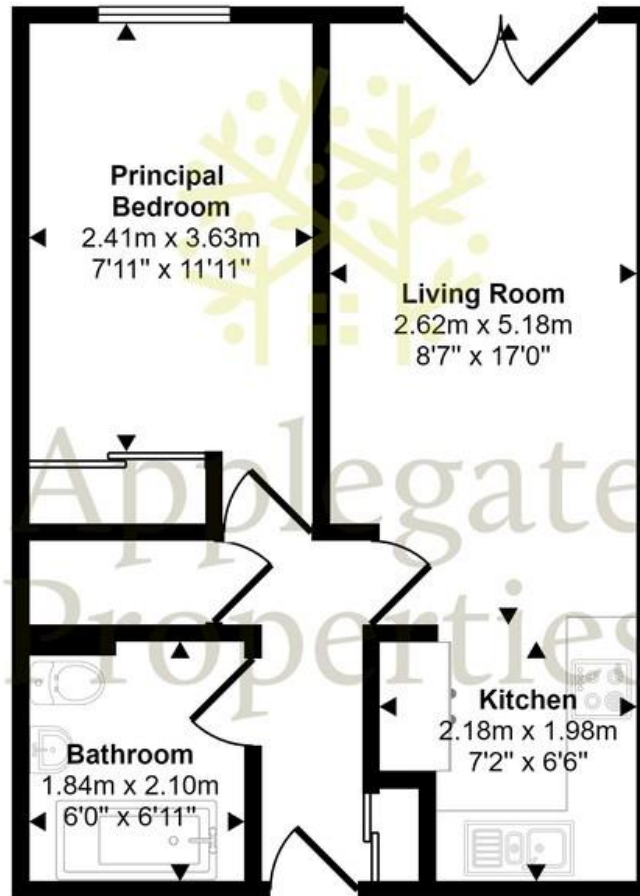
Service Charge: £TBC to include buildings insurance and upkeep of communal areas.

Agents Note: the property is currently let on a Statutory Periodic Tenancy achieving £TBC pcm and requiring 2 months notice upon receipt of an acceptable, qualified and proceedable offer.

IMPORTANT NOTE: In order to be compliant with legislation all purchasers will be subject to Client Due Diligence checks and must provide original copies of identification to The Agent, either whilst visiting the property or in our Holm firth branch. Properties cannot be classed as Sold Subject to Contact until the correct form of identification is sighted. Please contact our office on 01484 682999 for any further clarification or to discuss acceptable forms of identification.



Approx Gross Internal Area
38 sq m / 409 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

Copyright: Drawing by Applegate Properties

Measurements

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Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday - CLOSED