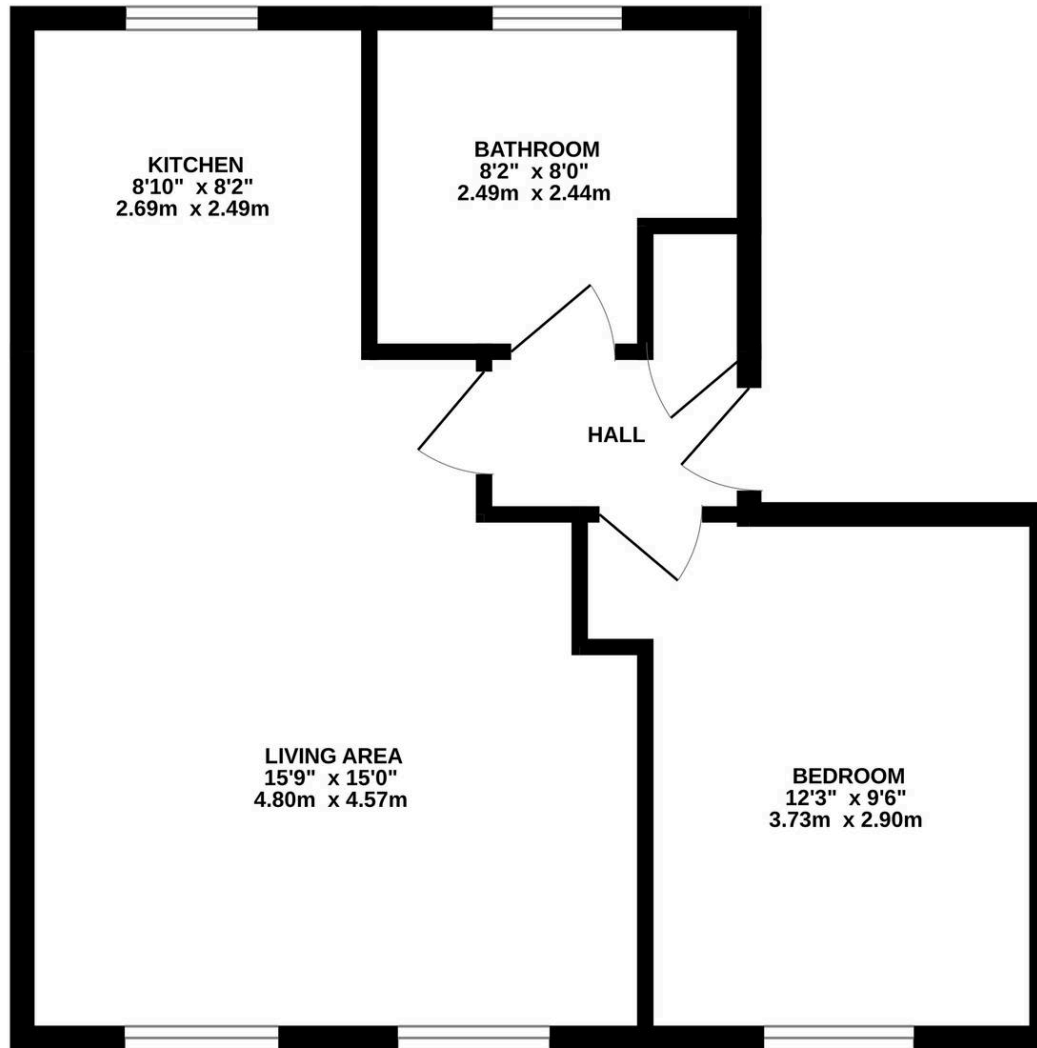




**11 Equilibrium, Lindley**  
Huddersfield

Offers in Region of **£99,950**





EQUILIBRIUM

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 11 Equilibrium

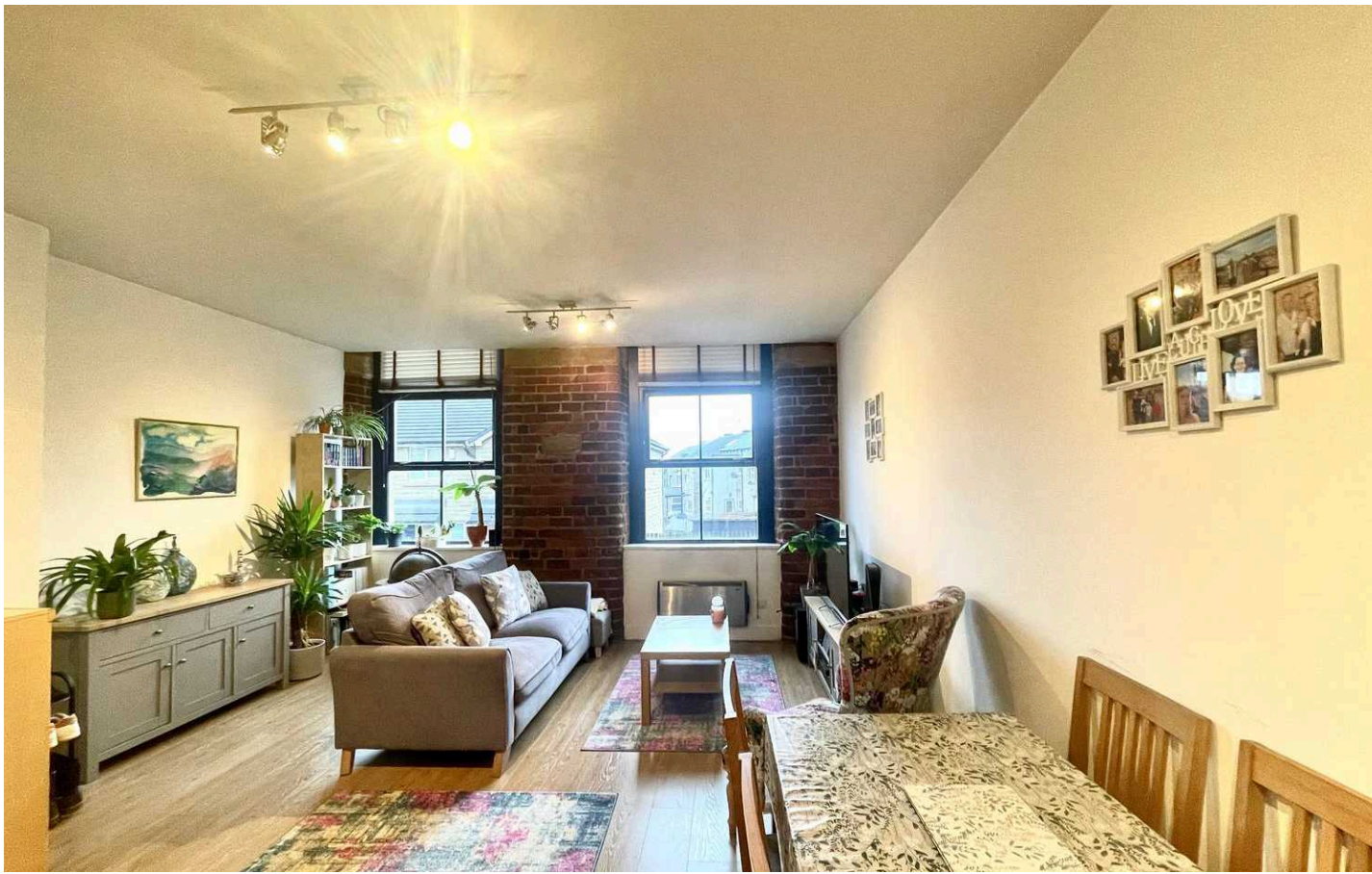
Lindley, Huddersfield

Situated within a gated development, a ground floor apartment within a stone built mill conversion and providing tastefully appointed and well planned living space, ideal for someone looking to take their first steps on the property ladder or as a buy to let investment.

There is electric heating, double glazing and briefly comprising communal entrance giving access to entrance hall, living kitchen, double bedroom and bathroom. Externally there is designated and visitor parking, maintained communal gardens, on site gym and concierge.

Ideally situated for Lindley's varied amenities and for access to J24 of M62.





### Ground Floor

With communal entrance this gives access to the apartment which comprises entrance hall with automated inset ceiling down lighter, electric wall heater and cloaks cupboard which also houses the hot water cylinder.

### Living Area

15' 9" x 15' 5" (4.80m x 4.70m)

A well proportioned living space which is open plan to the kitchen and features exposed brickwork together with two large sealed unit double glazed windows which provide plenty of natural light, there is laminate flooring throughout this area, ceiling light point and electric wall heater.

### Kitchen

8' 10" x 8' 2" (2.69m x 2.49m)

As mentioned earlier this is open plan to the living area and has a large sealed unit double glazed window, ceiling light point, base and wall cupboards, drawers, over lying worktops, inset single drainer stainless steel with chrome Monobloc tap, Smeg four ring halogen hob with extractor hood over, Smeg stainless steel and smoked gas electric oven, integrated fridge, integrated freezer and integrated washing machine.





### Bedroom

12' 3" x 9' 6" (3.73m x 2.90m)

A Double room which features exposed brick work together with a large sealed unit double glazed window which provides plenty of natural light, there is a ceiling light point and electric wall heater.

### Bathroom

8' 0" x 8' 2" (2.44m x 2.49m)

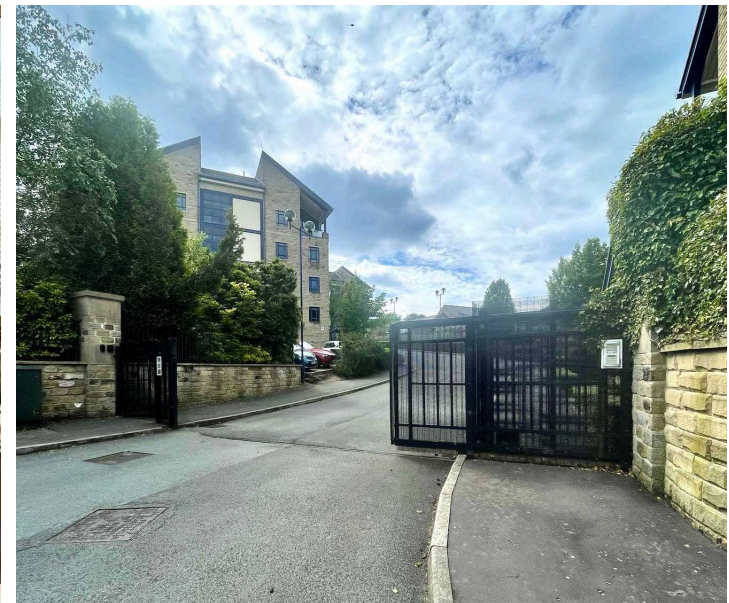
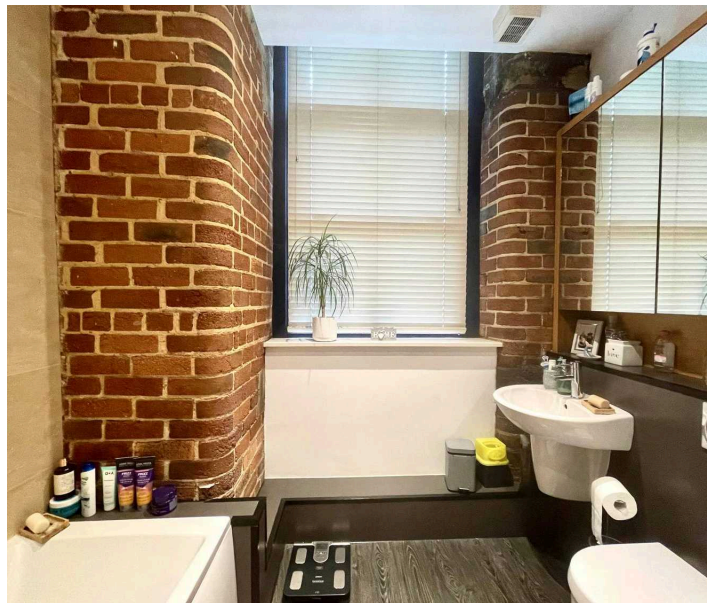
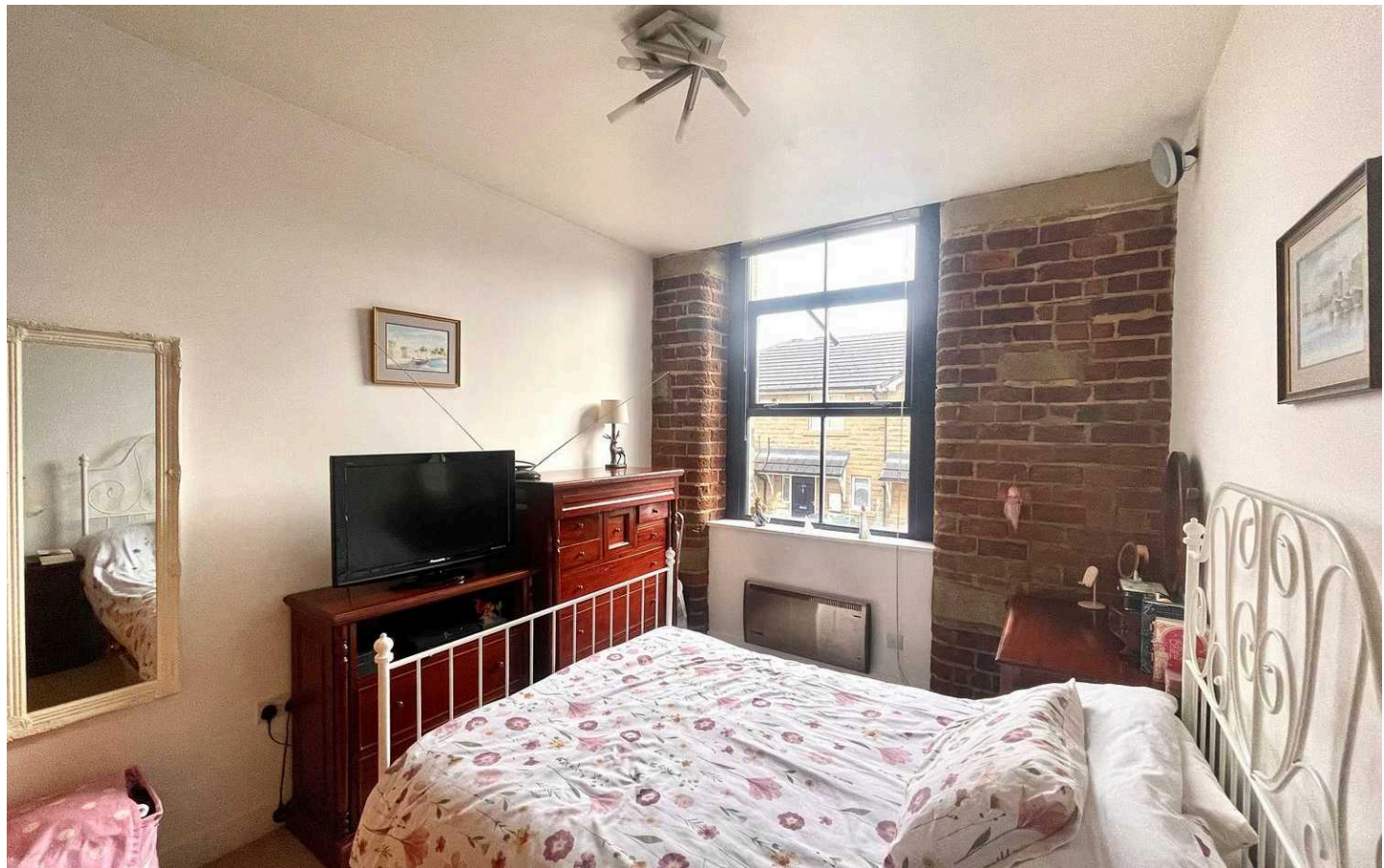
With inset ceiling down lighters, extractor fan, large sealed unit double glazed window, exposed brick work, laminate flooring, chrome heated towel rail and fitted with a suite comprising panelled bath with glazed shower screen, floor to ceiling tiling above the bath and fitted with chrome shower fitting over. There is a wall hung hand wash basin with chrome Monobloc tap, wall hung WC with concealed system, shaver socket and mirror fronted vanity cupboard.

### Garden

There are maintained communal gardens, gym and concierge.

### Allocated parking

There is both a dedicated parking space and visitor parking available



**VIEWING** For an appointment to view, please contact the Huddersfield Office on 01484 651878

**BOUNDARY OWNERSHIP** The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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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 make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main 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 in situ 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.**

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