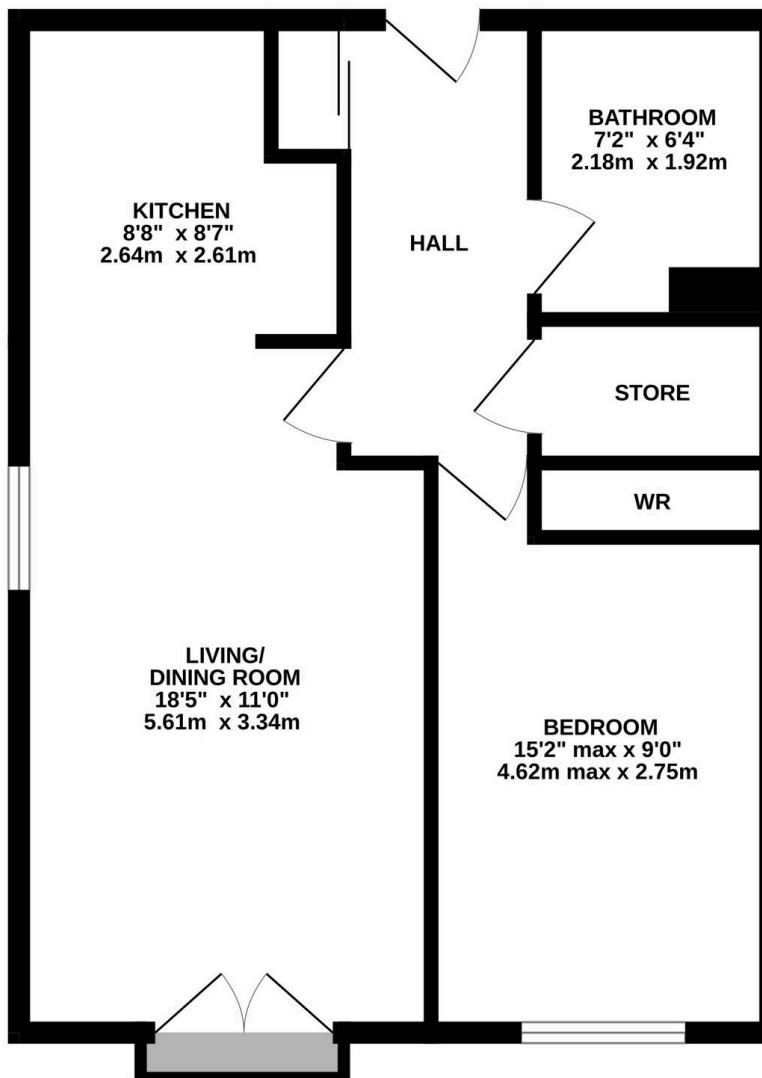




**59 Equilibrium, Lindley**  
Huddersfield

Offers in Region of £105,000



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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## 59 Equilibrium

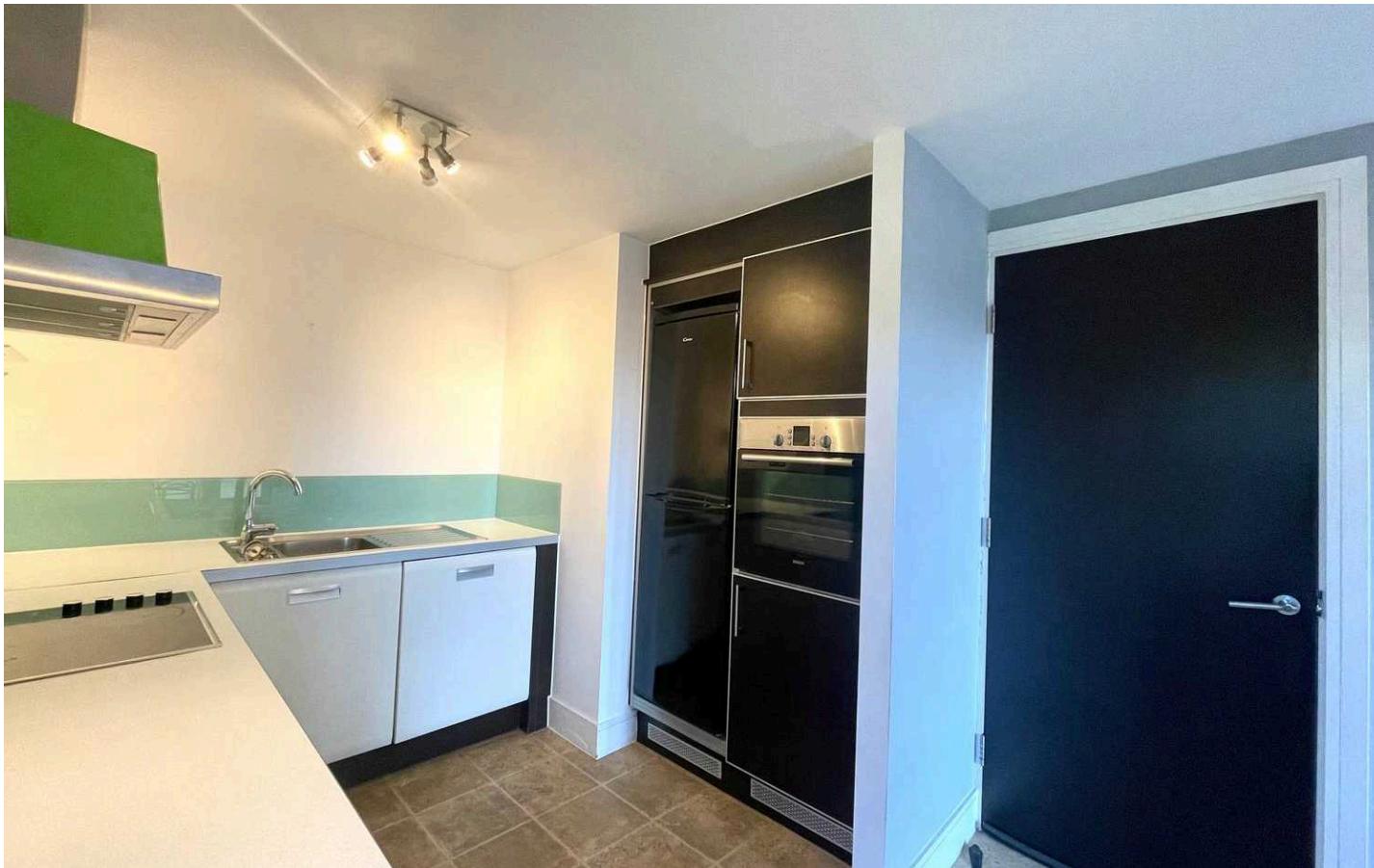
Lindley, Huddersfield

Available with vacant possession and no onward chain is this purpose built, second floor, corner apartment providing comfortable and well appointed living space ideal for somebody looking to take their first steps on the property ladder and located within a secure gated development which includes maintained communal gardens, gym and concierge.

Access to the apartment can be gained by stairs or lift and comprises entrance hall with cloaks cupboard, open plan living/dining and kitchen, double bedroom and bathroom. There is sealed unit double glazing, electric under floor heating and a designated parking space together with visitor parking.

The development is conveniently situated for local amenities including, shops, restaurants, bars, Huddersfield Royal Infirmary and just a short drive from J23 and J24 of the M62.

- 2nd Floor 1 Bedroom corner apartment
- Communal gardens, gym, parking and concierge
- Close to local amenities, Hospital and M62



## Ground Floor

### Communal Entrance Vestibule

With post boxes. From here access can be gained to a communal hallway with stairs or lift rising to a second floor and giving access to the entrance hall.

### Entrance Hall

With inset ceiling down lighters, floor to ceiling sliding door, mirror fronted storage cupboard, separate cylinder cupboard which houses the electric heating room boiler. From the hallway access can be gained to the following rooms..-

### Living/Dining Room

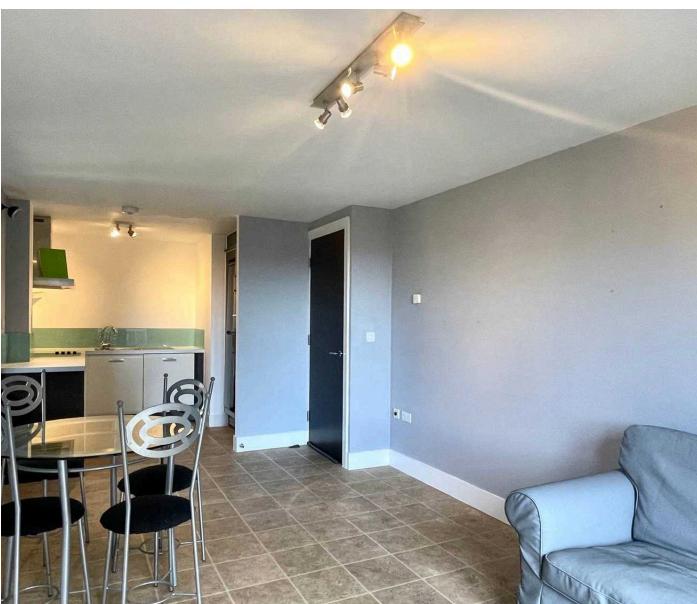
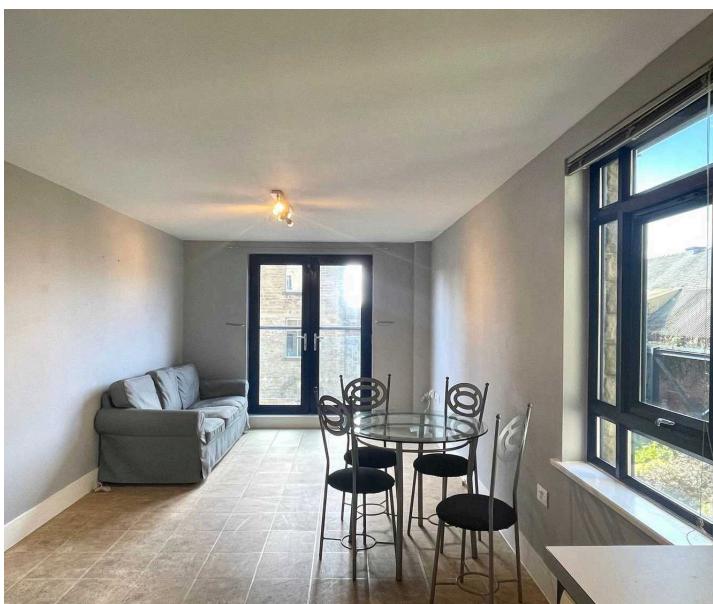
18' 5" x 11' 0" (5.61m x 3.35m)

Enjoying lots of natural light with a dual aspect including a window to one elevation and French doors with Juliet balcony to the other. There is a ceiling light with angled spot light and to one end and open plan to the living area is a fitted kitchen.

### Kitchen

8' 8" x 8' 7" (2.64m x 2.62m)

With a range of modern base and wall cupboards, drawers, worktops with glass splash backs, inset single drainer stainless steel sink with chrome monobloc tap, four ring Bosch halogen hob with Siemens extractor hood over, Bosch electric fan assisted oven, Bosch slim line dishwasher, hot point integrated washer dryer and free standing Candy fridge freezer.



**Bedroom**

15' 2" x 9' 0" (4.62m x 2.74m)

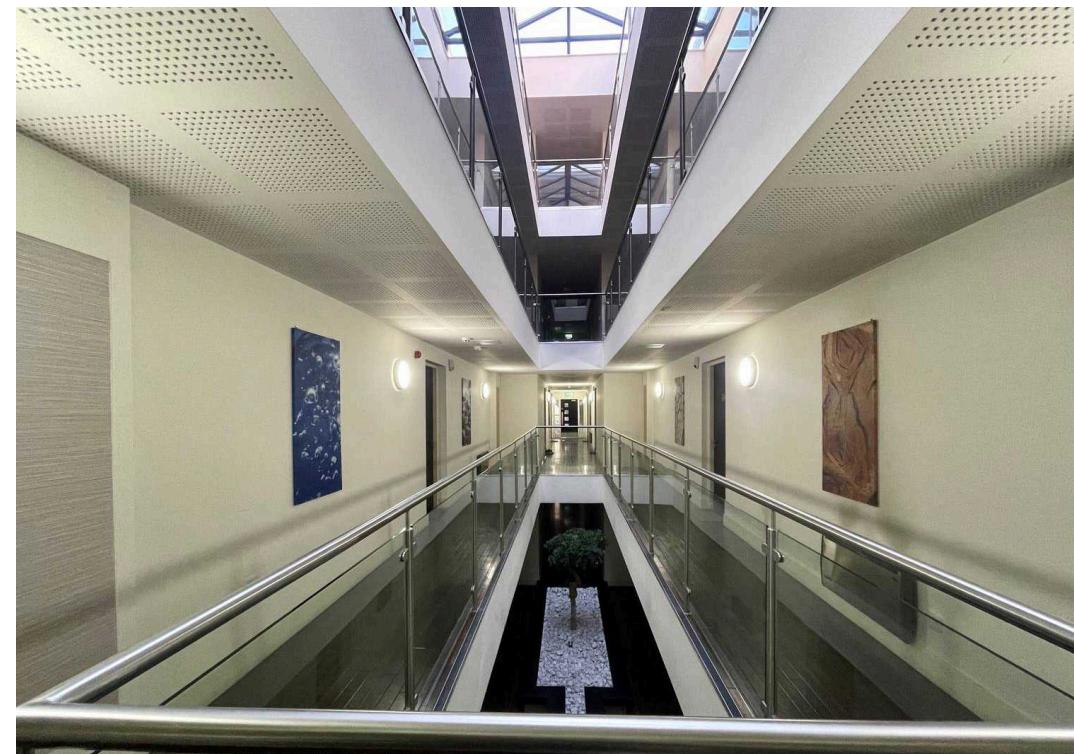
A double room which has a sealed unit double glazed window, ceiling light and a part mirror fronted sliding door wardrobe.

**Bathroom**

7' 2" x 6' 3" (2.18m x 1.91m)

With inset ceiling down lighters, part tiled walls, tiled floor, mirror fronted vanity cupboard with down lighters, glass shelving and saver socket, adjacent to this there is a fitted mirror with glass shelving, chrome ladder style heated towel rail and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap, wall hung WC with concealed system and double ended bath with tiled side panel, glazed shower screen and chrome shower fitting over.



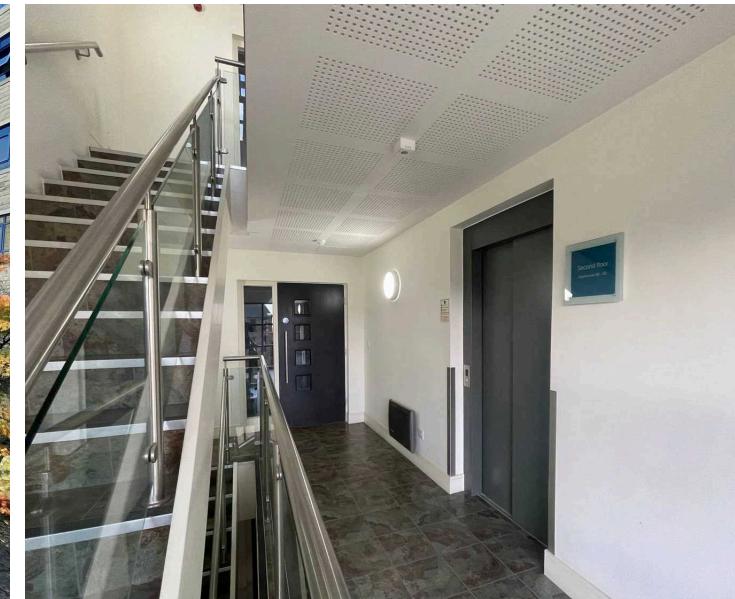


## Garden

There are maintained communal landscaped gardens with lawned areas, seating areas, timber decking, planted trees, flowers and shrubs.

## Allocated parking

There is a designated parking space together with visitor parking.



## ADDITIONAL DETAILS

- LEASEHOLD- REMAINDER OF 999 YEARS FROM 01/12/05 - LEASE - £150 PER ANUM - SERVICE CHARGE £420 PER QUARTER

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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Saturday - 9:00 am - 4:00 pm Sunday - 11:00 am - 2:00 pm



## Simon Blyth Estate Agents

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