

Apt 43 Equilibrium,  
Lindley HD3 3HL

OFFERS AROUND  
£110,000



**\*\*NO VENDOR CHAIN\*\* THIS STYLISH TWO BEDROOM THIRD FLOOR APARTMENT BOASTING WONDERFUL VIEWS, GYM ACCESS AND UNDERGROUND PARKING.**  
**LEASEHOLD: 999 YEARS EXPIRING 3003 / COUNCIL TAX BAND B/ ENERGY RATING C.**

PAISLEY  
PROPERTIES

## DEVELOPMENT

The development has secure electric gates, electronic entry systems and CCTV throughout all areas and buildings. There is also a free gym and sauna for residents along with a handy lift and concierge service.

## LOBBY

There is a secure lobby area with electronic entrance, mail room and a lift to all floors. The interior of the apartment building has a designer Japanese theme with trees, white boulders, roof lanterns and wall art.



## ENTRANCE HALLWAY

Located on the third floor and entered by a wooden door into this welcoming entrance hallway, there is an entry phone and fitted floor to ceiling sliding door mirror fronted cupboard ideal for storing household items. Doors lead through to the living, dining kitchen, two bedrooms and bathroom.



## LIVING DINING KITCHEN 20'10" x 10'7" apx

This stylish room incorporates patio doors which open to give far reaching rooftop views and a side facing window allowing natural light to flood through. There is plenty of space to accommodate living room and dining furniture. The kitchen area is fitted with a range of matt white and contrasting wood effect cupboards with complimentary roll top work surfaces, there is a stainless steel sink with mixer tap over, four ring electric hob with extractor hood and integrated appliances include a fridge freezer, washing machine, dishwasher, vinyl tile flooring underfoot and spotlights to the ceiling.



### **BEDROOM ONE 16'7" x 8'10" max**

This superb double bedroom positioned at the front of the property with views over the street scene below and far reaching views over Huddersfield and to Emley Moor Mast, has ample room for freestanding furniture, fitted sliding glazed wardrobes and doors lead through to the en suite shower room and entrance hallway.



### **EN SUITE SHOWER ROOM 6'6" x 5'2" apx**

Fitted with a white three piece suite and comprising of a double shower with glass screen, wall hung W.C and concealed flush W.C. The walls are partially tiled with attractive cream tiles, feature shelves with a mirrored vanity cupboard and heated towel rail. Complimentary floor tiles underfoot, spotlights to the ceiling and a door leads through to bedroom one.



### **BEDROOM TWO/ OFFICE/ EXTRA LIVING SPACE 11'7" x 9'9" apx**

This versatile room which is currently used as an office has ample space for freestanding furniture and a window gives lovely rooftop views. Doors lead through to the boiler cupboard, entrance hallway and sliding doors open to the living, dining kitchen.



### **BATHROOM 7'3" x 6'3" apx**

This attractive bathroom is fitted with a three piece white suite, including a bath with shower attachment, wall hung hand wash basin with mixer tap and a low level W.C. The walls are partially tiled with complimentary tile flooring, heated towel radiator and a door leads to the entrance hall.



## EXTERNAL

The property is approached through electric gates and there is a covered, allocated, parking space beneath the block together with visitor parking available. There are attractive, well maintained communal gardens surrounding the building.



## MATERIAL INFORMATION

TENURE: LEASEHOLD

ADDITIONAL PROPERTY COSTS: LIV: Quarterly Service £500 APPROX, Simac: Ground Rent £150 annually, Cox Braithwaite: Insurance circa £300 per year

COUNCIL AND COUNCIL TAX BAND TAX: KIRKLEES, B

PROPERTY CONSTRUCTION: STONE

PARKING: OFF STREET

UTILITIES:

\*Water supply & Sewerage- MAINS

\*Electricity & Gas Supply - MAINS ELECTRIC

\*Heating Source - ELECTRIC

\*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

## **AGENT NOTES**

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

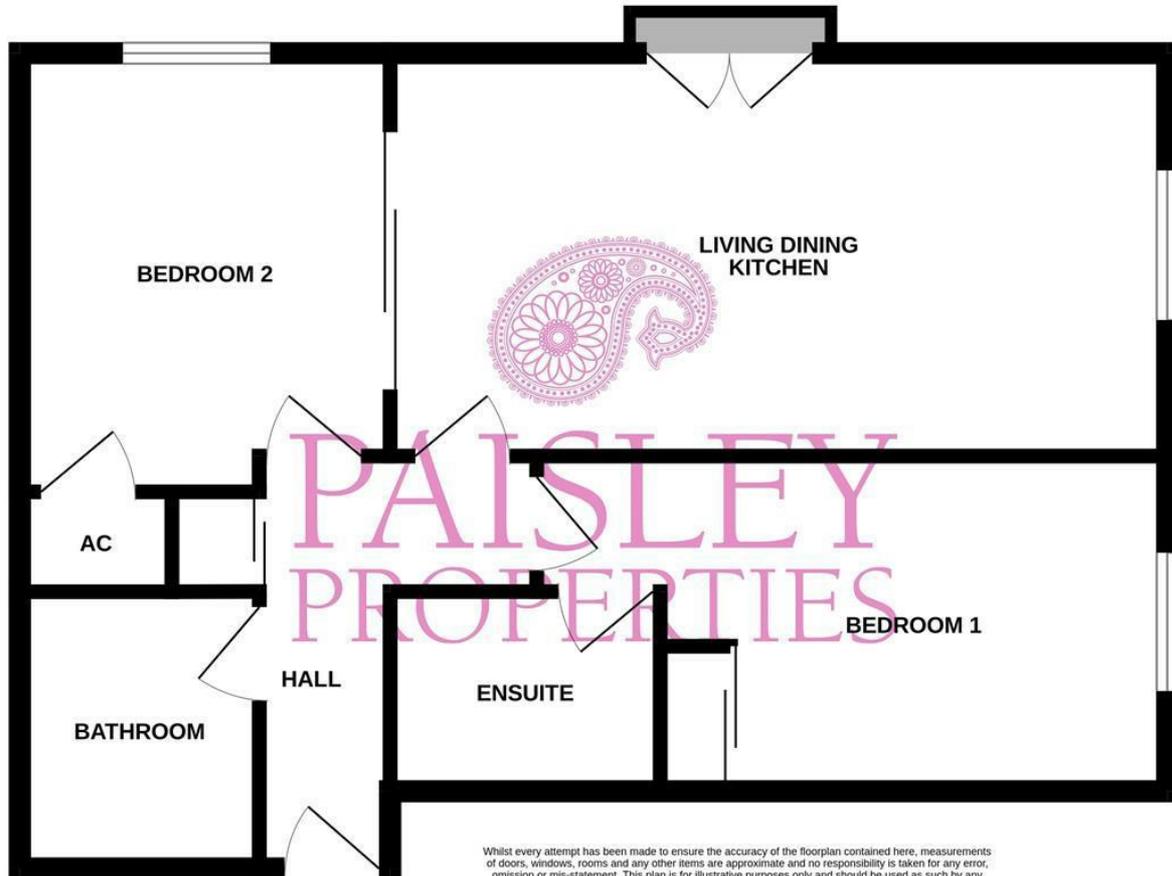
## **SURVEY TEXT**

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / [office@paisley-surveyors.co.uk](mailto:office@paisley-surveyors.co.uk) for a free, no obligation quote or for more information.

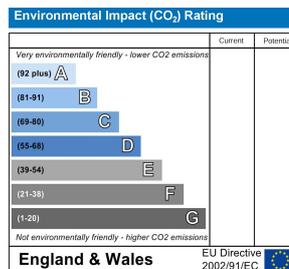
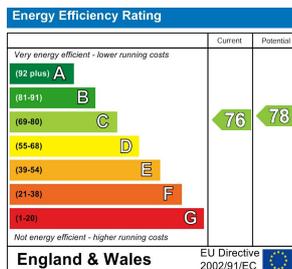
## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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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