ADM ESTATE AGENTS

RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT









Apartment 10 Equilibrium, Huddersfield, HD3 3HL

£575 Per Month

LB Is this is excellent ground floor "ONE" bedroomed apartment, which is offered to rent in this highly regarded residential area of Lindley. Located close to all amenities, bus routes and FANTASTIC commuter links to the M62 Motorway. This property offers spacious accommodation with modern interior and fixings, boasting electric heating, double glazing, briefly comprising of:- communal entrance lobby, communal stairs lead to all floors, door leads to the reception hallway with access to a storage cupboard, doors lead to an open plan modern lounge/kitchen, double bedroom and a well appointed modern bathroom. Externally there are well appointed communal grounds with allocated parking space, security intercom system and there is an on site 24 hour gym, sauna and steam area. A viewing is highly recommended to appreciate the accommodation on offer! Contact the office today on 01484 644555 *VIRTUAL VIEWING AVAILABLE*

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk

The Property Ombudsman

COMMUNAL ENTRANCE



Leading into this stylish communal entrance lobby with stairs providing access to the upper levels:

ENTRANCE HALLWAY



A reception hallway with wall mounted electric heater, doors leading to all rooms and finished with wood effect flooring:

STORAGE CUPBOARD

Storage cupboard houses water cylinder:

OPEN PLAN LIVING SPACE 24'1 x 13'3 (7.34m x 4.04m)





A stunning open plan living/kitchen offering exposed brick feature wall and twin aspect double glazed windows. Featuring T.V point, Telephone point and two wall mounted electric heaters finished with carpet flooring:

KTCHEN AREA 8'7 x 8'2 (2.62m x 2.49m)





Fitted with a matching range of base and wall mounted units Cream and Mahogany effect with complementary laminated working surfaces and contrasting splash backs. Incorporating a stainless steel sink unit and drainer with mixer tap. Integral electric oven and induction hob with cooker with stainless steel extractor hood over, integrated fridge freezer, dishwasher and washing machine. Finished with wood effect laminate flooring:

BEDROOM ONE 12'3 x 9'3 (3.73m x 2.82m)




Good sized bedroom with exposed brick feature wall and double glazed window. Featuring built in T.V and wall mounted speakers, finished with wall mounted electric heater and carpet flooring:

BATHROOM 8'6 x 8'2 (2.59m x 2.49m)





Modern fitted three-piece bathroom suite in white with chrome effect fittings and double glazed window. Comprising of a panelled bath with mains fitted shower and splash screen, hand wash basin and a low level flush W/C. Finished with extractor fan, wall mounted chrome heated towel rail, ceiling spotlighting and tiled flooring:

EXTERNALLY




Externally the property has communal grounds, offers secure parking via electric security gates with allocated parking space for one car and security intercom system and there is an on site 24 hour gym, sauna and steam area:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway and great schools in the immediate vicinity:
Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

Council Tax Bands

The council Tax Banding is "B"
Please check the monthly amount on the Kirklees Council Tax Website .

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:
Tel-01484 644555 or our office mobile on Mobile Number 07780446202
Email - sales@admresidential.co.uk Or lettings@admresidential.co.uk
We also can offer you a virtual viewing which can be downloaded via the youtub link.
Please ask the agents for the detail.

RENTAL INFORMATION 2020

PLEASE NOTE STRICTLY NO PETS ALLOWED DUE TO ALLERGIC REACTION TO PETS.

NON SMOKERS PERMITTED

Professional tenants only need apply due to the mortgage stipulations:

Full referencing/ credit checks/employers refs/ Landlords Refs/ etc/ character referencing:
Please contact the agent to arrange a viewing we expect a high demand for this property:

PLEASE NOTE HOLDING DEPOSIT REQUIRED OF ONE WEEKS RENT
Security Deposit/ Bond is required On All Our Properties.
You must pass all referencing to proceed with the tenancy.

EPC LINK

https://find-energy-certificate.service.gov.uk/energy-certificate/9320-2494-8290-2992-2111

ON SITE GYM

Residents also have the added benefit of having a gym on site, complete with sauna! The property won't be available for long, so call the ADM RESIDENTIAL VOTED BEST BRITISH ETSTAWEG AGENTS AND LETTINGS AGENT 2020-2021-2022 NOW!

Further Info

This Stunning apartment has a great feel throughout, has an abundance of natural light, open plan living, exposed brickwork and large double glazed windows, kitchen has a range of stylish fitted units and appliances including washing machine, oven / hob, fridge and freezer:

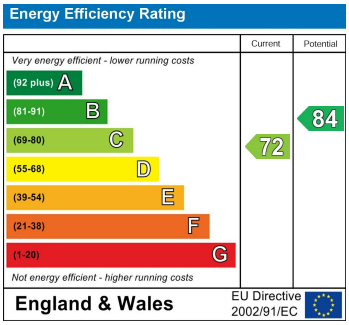


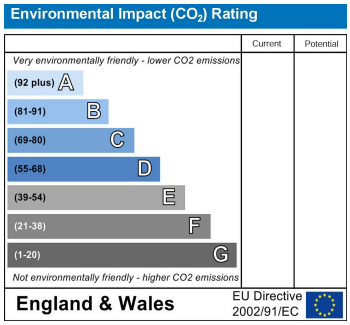






Energy Efficiency Graph





BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.