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**Equilibrium, Lindley
Huddersfield,**

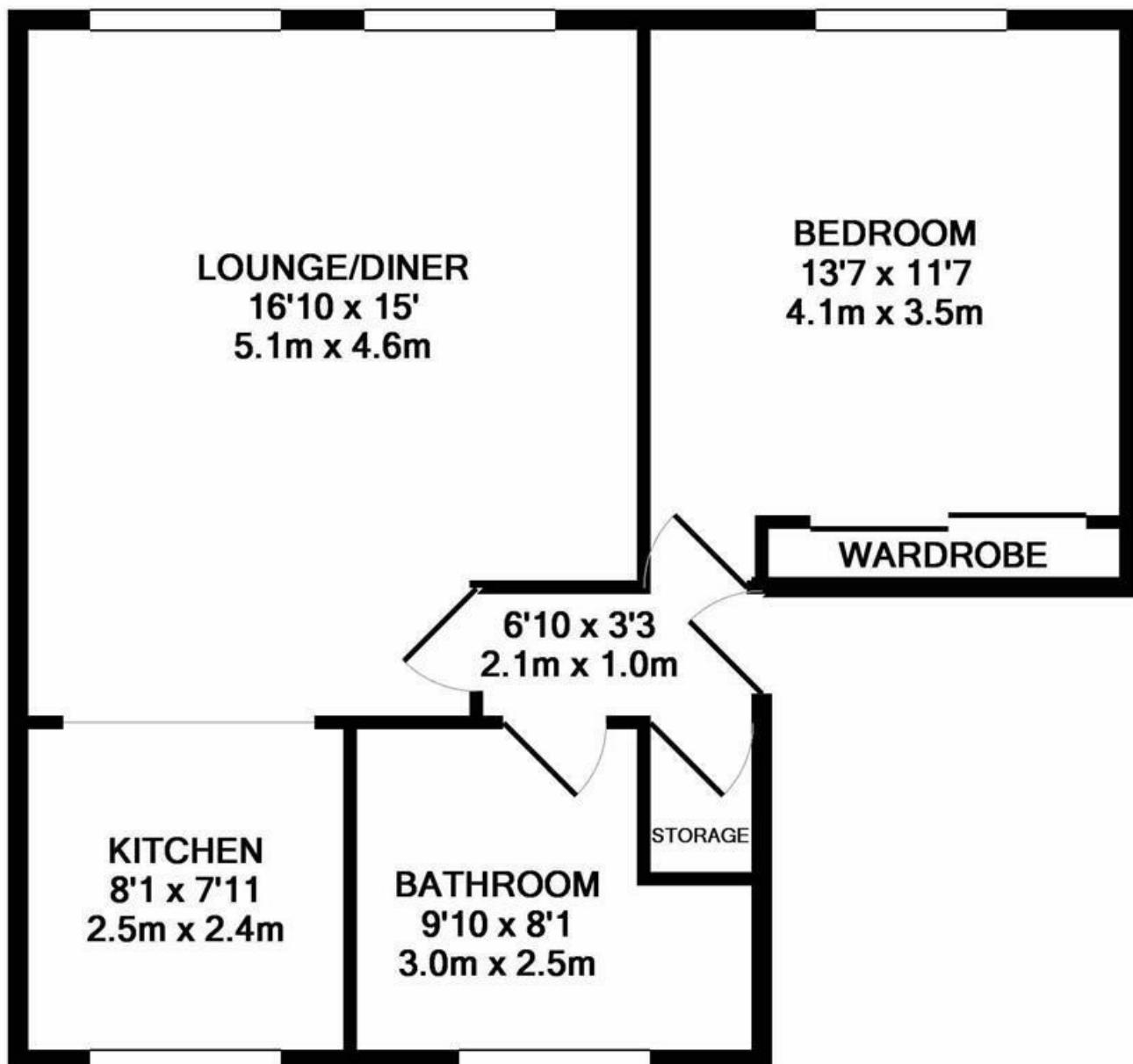
£600 Per month

Boasting far reaching views towards Emley mast and Castle Hill via the front elevation of this converted mill complex, by reputable house builder Lanson, is this well appointed, spacious, one bedroom, penthouse apartment. The property has been finished to a high standard, offering a blend of modern refinement and original character, there are stone and brick reveals throughout, timber beams to the ceiling, Smeg appliances to the kitchen and a Villeroy and Boch bathroom suite.

As one would expect, the property is double glazed and enjoys an electric central heating system, whilst externally there is allocated parking. Lindley is often targeted by professional buyers requiring access to the local bars, restaurants and amenities and is within a short distance of the M62 motorway network, serving both Leeds and Manchester city centres appropriately.



Floorplan



TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Entrance Hall

A communal entrance door opens to the entrance hall, where the staircase then rises to the top floor, where a hardwood style security door opens to the apartment. In the inner hallway there are inset down lights to the ceiling, along with a beech style laminate flooring, an entry com system, with a wall mounted electric storage heater and a walk in store cupboard.

Living/Diner

As the measurements on the floor plan would suggest, this open plan room is of a particularly good size and has natural light coming from the rear. There are double glazed windows overlooking the courtyard and indeed the front elevation has two double glazed windows with exposed brick reveals and stone mantels over providing views over Lindley, Castle Hill and Emley Mast respectively. The flooring throughout is of an attractive oak style laminate and there is an array of exposed woodwork on offer with exposed beams and cross beams to the ceiling. There are three wall heaters in this room. The living room is open to the kitchen area.

Kitchen

Comprising a range of modern base cupboards, drawers, worktops with glass style splashbacks over. There are integrated appliances including a split level Smeg hob and oven with an overlying Siemens extractor fan. There is an integrated dishwasher along with a fridge and freezer and inset Blanco stainless steel sink unit with overlying mixer tap.

House Bathroom

As the photographs will suggest, this well appointed, modern Villeroy and Boch suite comprises a low flush WC with a concealed cistern, a vanity hand basin with a Hans Grohe Monobloc tap over. There is a double ended sunken bath with a tiled surround and an overlying mains fed shower. The walls are predominantly tiled to dado height with a contrasting travertine style floor. There are inset down lights to the ceiling, an extractor fan and a wall mounted, chrome ladder, style heated towel rail.

Master Bedroom

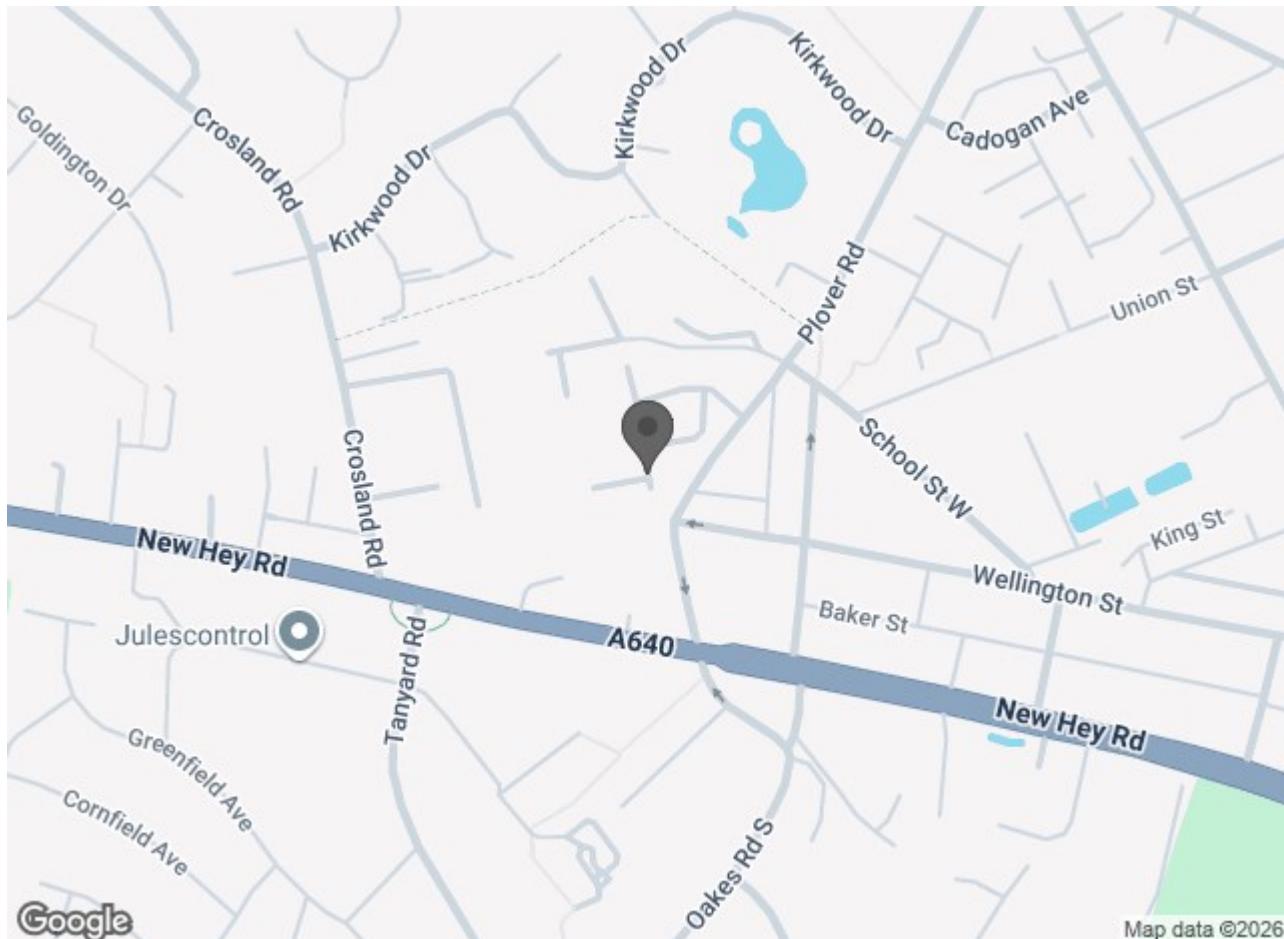
Offering wonderful views over Lindley Village, towards Emley Moor and Castle Hill via this large double glazed window set within exposed brick reveals with a stone mantle

over, is this good sized bedroom. There are fitted wardrobes with one mirrored panel have various hanging rails and shelving options, there are exposed beams to the ceiling along with spot lamps, a TV aerial point and a wall mounted electric storage heater.

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Directions



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Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.