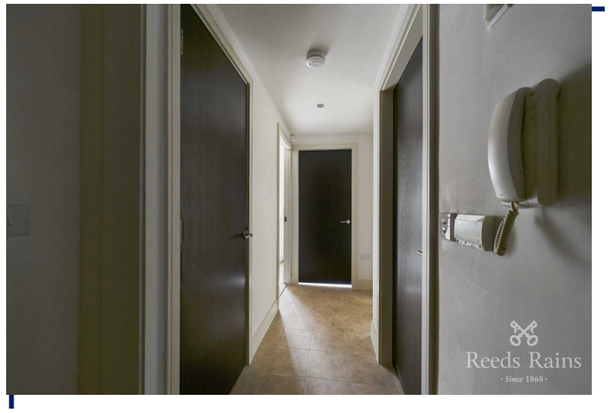
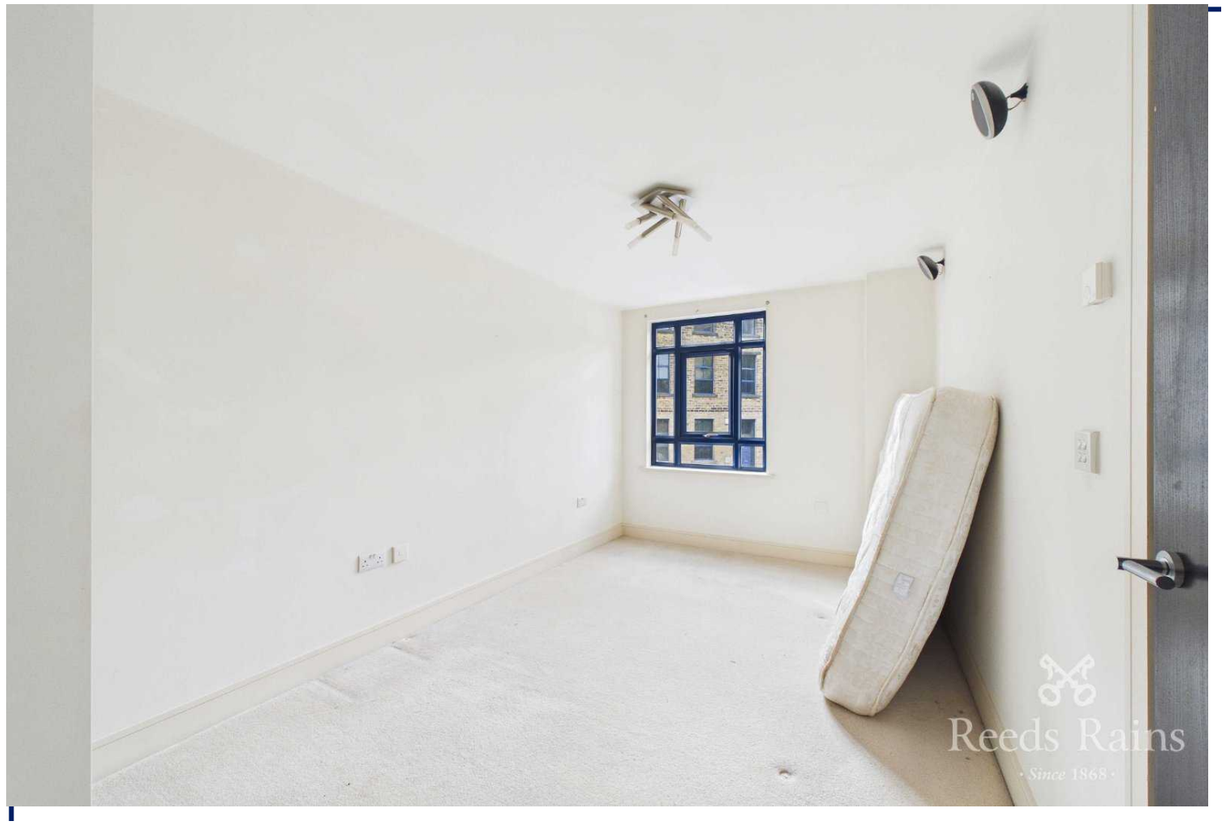
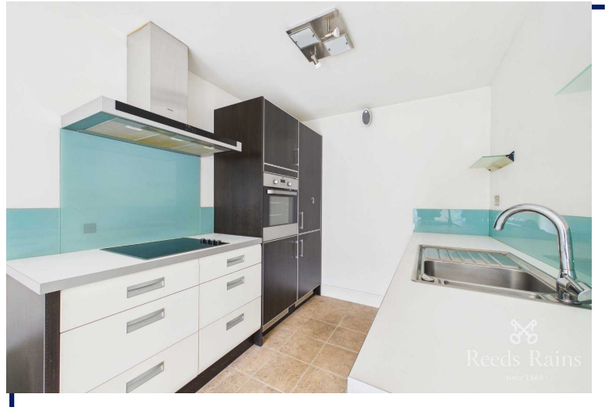
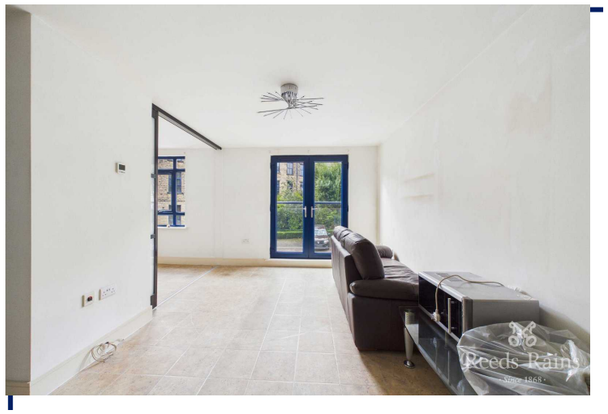


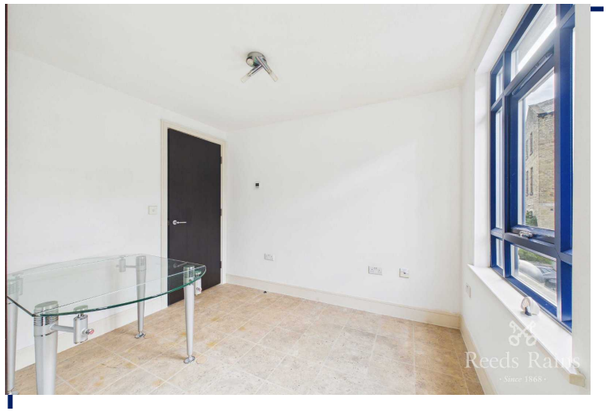


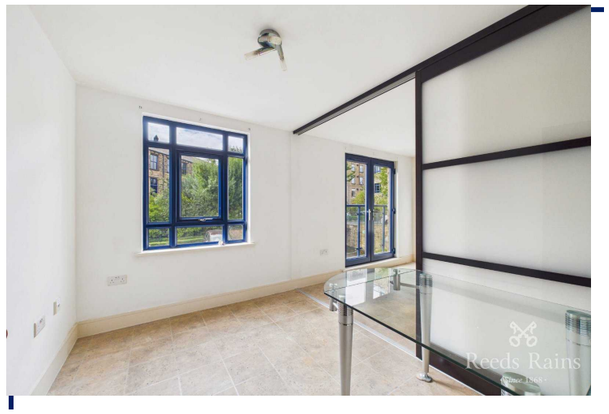












Equilibrium, Lindley, Huddersfield,
West Yorkshire, HD3

Fixed Price: £45,000
Leasehold

Reeds Rains

reedsrains.co.uk

Equilibrium, Lindley, Huddersfield, West Yorkshire, HD3

Fixed Price: £45,000 Leasehold

Council Tax Band: A
EPC Rating: C

A STYLISH AND GENEROUSLY PROPORTIONED 2 BEDROOM FIRST FLOOR APARTMENT which forms part of this popular development located a short distanced from the Vibrant Lindley Village Centre and with excellent access to the M62 and Hospital.
PLEASE NOTE THE FIXED ASKING PRICE IS REFLECTIVE OF 60% Shared Ownership where specific restrictions may apply.

Property Description
Available with the benefit of IMMEDIATE VACANT POSSESSION and NO VENDOR CHAIN, the property provides a tastefully appointed interior that is ready to move into. In brief the accommodation comprises: Communal Ground Floor Entrance with intercom and lift service, Independent Entrance Hall, an OPEN PLAN Living/Kitchen, 2 bedrooms, En-Suite Shower Room and additional Bathroom. The kitchen is fitted with a selection of modern units inclusive of appliances and the bathroom and separate shower room are host to modern white three piece suites. The property is further complemented with the benefit of an allocated parking bay and communal gardens.

Ground Floor

Commual Entrance Lobby
Accessed via an intercom system, a lift and staircase provides access to each independent floor.

First Floor

Independent Entrance Hallway
Opening with a timber door and including a fitted cloaks cupboard and store and further Airing Cupboard.

Open Plan Living Kitchen
22'7" x 9'9" (6.88m x 2.97m)
A spacious OPEN PLAN Living/Kitchen provides distance Living and Kitchen area's. Fitted with uPVC French doors with Juliet style balcony.

Kitchen
Fitted with a selection of modern base and wall units with a working area incorporating a stainless steel sink and drainer with mixer taps above. Including an integrated oven with four ring halogen hob and stainless steel extractor hood, there is an integrated washing machine, dishwasher and fridge/freezer.

Bedroom 1
15'3" x 8'10" (4.65m x 2.7m)
Fitted with a uPVC double glazed window.

En-Suite Shower Room
6'7" x 4'7" (2m x 1.4m)
Fitted with a modern white three piece suite comprising double shower cubicle, low flush WC and pedestal wash basin, ceramic wall tiling, a tiled floor, spotlights recessed to the ceiling and a chrome heated towel rail.

Bedroom 2
10' x 7'8" (3.05m x 2.34m)
Including internal sliding doors opening to the Living/Kitchen to offer flexible living and fitted with a uPVC double glazed window.

Bathroom
7'3" x 5'7" (2.2m x 1.7m)
Fitted with a modern white three piece suite comprising panelled bath with shower attachment, low flush WC and hand wash basin, ceramic wall tiling, a tiled floor, spotlights recessed to the ceiling and a chrome heated towel rail.

Outside
The property stands within a gated communal development and includes communal gardens, allocated parking bay in addition to further on-site visitors parking.

Tenure, Service Charge & Council Tax

Band
Leasehold, 125 year lease commenced 06/11/2006 with Ground Rent of £150.00 PA
Service Charge - £426.33 Per Quarter
Council Tax Band - A

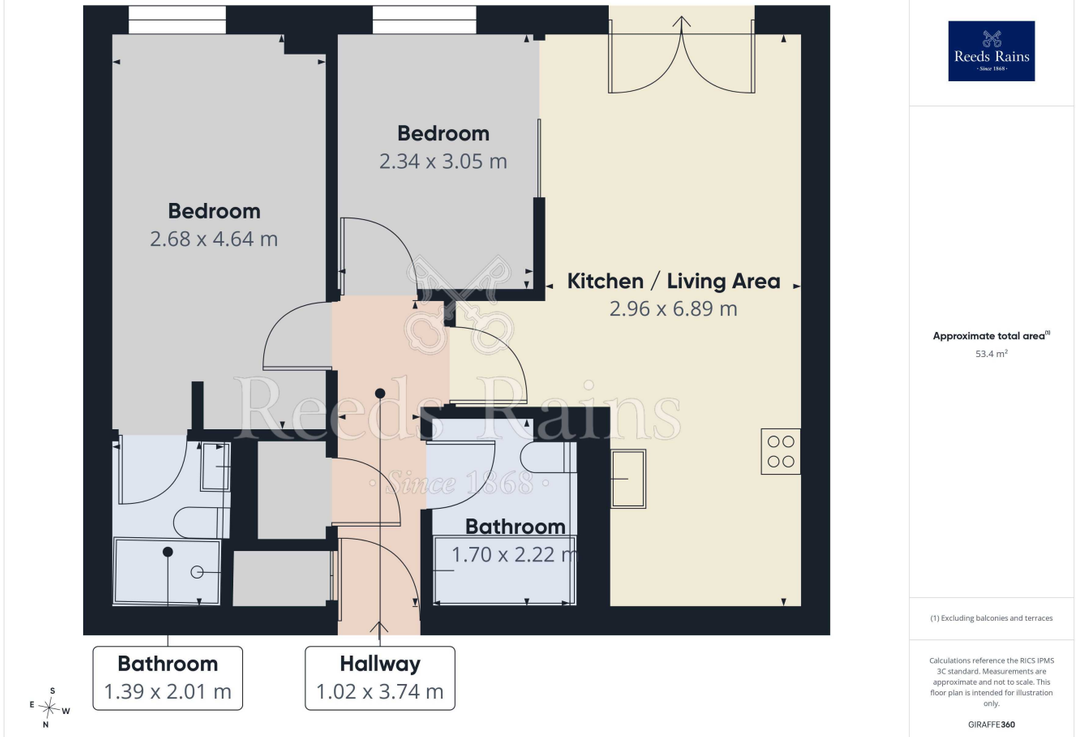
Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Agents Notes
Shared Ownership - There is no additional rent to pay. Th property is classed as affordable housing and will only be able to sell for 60% of the value, the property cannot be staircase to 100% like a shared ownership property.



For full EPC please contact the branch.

The criteria for any Buyer is as below....
Discounted Sale is not a Help to Buy scheme, however the same criteria applies:
•You must be at least 18 Years old for this property.
•You should be a British citizen or have indefinite leave to remain.
•You need to have access to or can raise approximately £2,500 to cover the cost of buying a home.
•Your annual household income cannot exceed £80,000 per year.
•You should generally be a first-time buyer. If you do already own a property, you must be in the process of selling it.
•The Shared Ownership home you are looking to buy must be your only home and you must not sublet it.
•You should not be able to afford to buy a home suitable for your housing needs on the open market.
•You must provide proof that you are not in mortgage or rent arrears.
•You must demonstrate that you have good credit history and can afford the regular payments and costs involved in buying a home.
•From September 2022 Homes England regulations require that all shared ownership purchasers must use an independent financial advisor to assess their affordability this is also required for cash purchasers.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk