



Apartment 124 Firth Street, Huddersfield, HD1 3BZ  
Offers Over £137,000

bramleys





**\*GREAT INVESTMENT OPPORTUNITY\* VIEWINGS ARE A MUST\***

**\*Currently, the property achieves a rental income of £900 per calendar month, making it an attractive option for investors looking to expand their portfolio.\***

Welcome to this unique single-storey ground floor apartment located in the vibrant Melting Point development on Firth Street, Huddersfield. Spanning an impressive 796 square feet, this property offers a spacious and comfortable living environment, perfect for those seeking a modern lifestyle.

The apartment features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. With two generously sized bedrooms and two bathrooms, this home is ideal for small families, couples, or even as a lucrative investment opportunity.

One of the standout features of this apartment is the allocated parking space, a rare find in such a central location. Situated conveniently close to Huddersfield town centre, residents will enjoy easy access to a variety of amenities, including shops, restaurants, and leisure facilities. Additionally, Huddersfield University is just a short distance away, making this property particularly appealing to students and academic professionals alike.

The apartment is also well-connected, with quick access to the M62 motorway network, ensuring that commuting to nearby cities is both efficient and straightforward. With no upper chain, this property is ready for immediate occupancy, allowing you to settle in without delay.

In summary, this apartment in the heart of the Melting Point development presents a fantastic opportunity for both homeowners and investors. With its prime location, modern features, and potential for rental income, it is not to be missed.

Potential to be sold with tenant in situ.

## GROUND FLOOR:

An independent access door gives access into the:-

### Entrance Hall

With 2 built-in storage cupboards.

### Living/Dining Kitchen

20'0" x 15'2" + bay window (6.10 x 4.62 + bay window)

This spacious open plan kitchen and living space is fitted with a modern kitchen and breakfast bar area with appliances which include an electric oven, electric hob with overhead extractor, dishwasher, washer dryer, fridge and freezer. There are windows to two elevations, exposed stone work, inset ceiling spotlights and wood effect laminate flooring.

### Bedroom 1

15'0" x 8'0" (4.57 x 2.44)

This good sized double bedroom has feature exposed stone work, window and electric storage heater.

### En suite

Comprising of a three-piece suite in white incorporating shower cubicle and wash basin and concealed flush wc. There are part tiled walls and an electric chrome towel radiator.

### Bedroom 2

11'4" x 8'2" (3.45 x 2.49)

With exposed stone work, 2 wall light points, electric storage heater and window.

### Bathroom

Comprises of a three piece suite in white incorporating panelled bath with shower over and shower screen, pedestal wash basin and low flush wc. There are part tiled walls, exposed stone work to 1 wall, an electric chrome towel radiator and window.

## OUTSIDE:

The complex is accessed via gated access and the apartment comes with one allocated parking space - number 32.





### PLEASE NOTE:

The photos used are for illustration purposes only as they are from previous marketing material.

### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### DIRECTIONS:

Leave Huddersfield on the A62 Southgate and at the Shaw Head roundabout go straight ahead onto the A629 Wakefield Road and at the traffic lights at Aspley take a right hand turning onto the B6432 Firth Street and then take a right hand turning into The Melting Point complex where the property can be found.

### TENURE:

Leasehold

Date : 17 March 2006

Term : 999 years from 1 January 2003

Leasehold Rent: £150 per annum

Service Charges: £1,538 per annum (2025/2026)

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

### COUNCIL TAX BAND:

B

### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### ONLINE CONVEYANCING SERVICES:

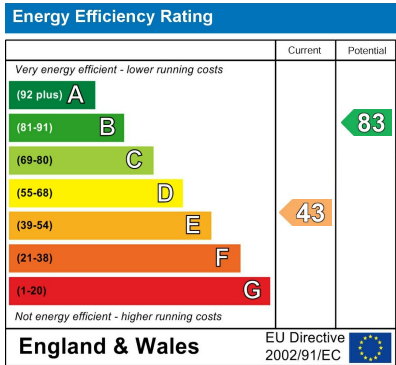
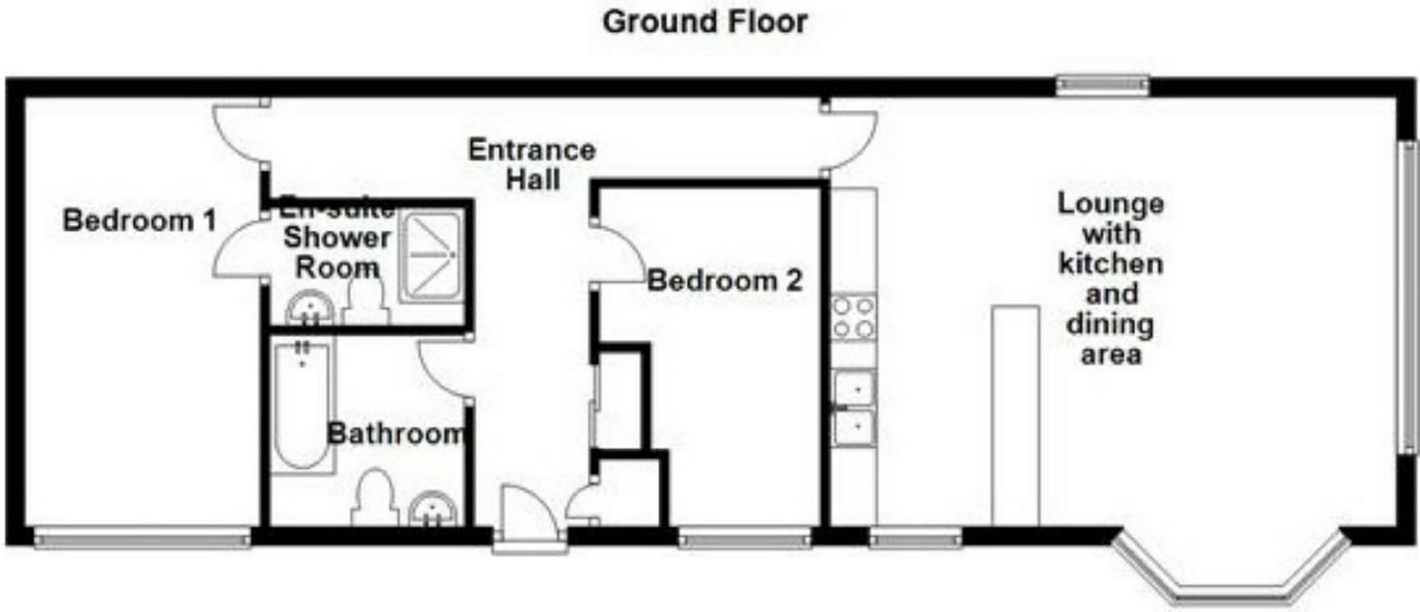
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.











CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. 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 take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains 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 insitu by the vendors.

Huddersfield | Halifax | Elland | Mirfield

