



Apartment 2 1535 The Melting Point, Firth Street, Huddersfield, HD1 3BB

£95,000

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VACANT WITH NO UPPER CHAIN - LIFT ACCESS AVAILABLE

Stylish one-bedroom first floor apartment in this beautiful converted mill development, showcasing distinctive exposed brick vaulted ceilings throughout. The property features a contemporary open-plan living/kitchen area with integrated appliances and a spacious bedroom with en-suite bathroom.

Benefits include a secure gated entry, allocated parking and being conveniently situated in HD1 close to Huddersfield University and the town centre with its excellent shopping, dining and transport links.

Perfect for professionals, students or investors seeking a distinctive property combining character features with modern convenience in a highly accessible location.



GROUND FLOOR:

Enter the apartment block through the communal entrance hall. The first floor can be accessed via a staircase or lift.

FIRST FLOOR:

Apartment 2 - Entrance Hall

Having a useful storage cupboard with sliding doors, a wall mounted heater and having a cupboard which houses the hot water cylinder.

Living Area

19'2" x 9'0" (5.84m x 2.74m)

Enjoying natural light via twin double glazed windows to the front elevation, two wall mounted heaters and featuring exposed stone to the wall and exposed brick to the ceiling.

Kitchen Area

10'2" x 7'6" (3.10m x 2.29m)

Having a range of shelving, drawer and base units, laminate worksurfaces with a stainless steel sink unit and upstands. Integral appliances include a SMEG four ring induction hob with extractor hood over, SMEG dishwasher, washing machine, SMEG shoulder level oven, SMEG shoulder level microwave and fridge freezer.

Bedroom

12'5" max x 9'6" (3.78m max x 2.90m)

A spacious bedroom enjoying a double glazed window to the front elevation, wall mounted heater and access to the en-suite bathroom.

En suite Shower Room

A three piece suite comprising of a low flush w.c, wash hand basin and panelled bath with shower head attachment. There is tiling to the splashbacks and a heated towel rail.

OUTSIDE:

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

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 onto The Melting Point complex where the property can be found.

TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 1 January 2003

Ground Rent: £150 per annum

Service Charge 2025/2026: £241.44 per quarter (£965.76 per annum)

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

COUNCIL TAX BAND:

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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.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.



Ground Floor



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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

| Energy Efficiency Rating | | |
|---|---------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

Huddersfield | Halifax | Elland | Mirfield

