



Snow Gate™

Estate
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1535 The Melting Point

3 Commercial Street, Huddersfield, HD1 3DN

Available with vacant possession is this penthouse duplex apartment with lift and stair access. A stunning and larger than expected two double bedroom apartment which is situated on this popular urban development with views over the river towards the town centre. The accommodation is set over two floors and has been completed to a very high standard with a modern and contemporary styled finish. There is an ample amount of parking on the development, with one assigned undercover parking space and plenty of additional visitor spaces available. NO VENDOR CHAIN!

£160,000

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- TWO DOUBLE BEDROOM PENTHOUSE APARTMENT
- UPPER FLOOR DOUBLE BEDROOMS WITH JACK & JILL BATH & SHOWER ROOM
- ACCOMMODATION OVER TWO FLOORS WITH PANORAMIC VIEWS
- DRESSING AREAS TO BOTH BEDROOMS WITH FITTED WARDROBES
- CONTEMPORARY THROUGHOUT WITH OPEN PLAN LIVING ACCOMMODATION
- SECURE UNDERCOVER PARKING - NO VENDOR CHAIN

Entrance

WC

Lounge

Kitchen

Upper Floor

Master Bedroom

Dressing Room

Jack & Jill Ensuite

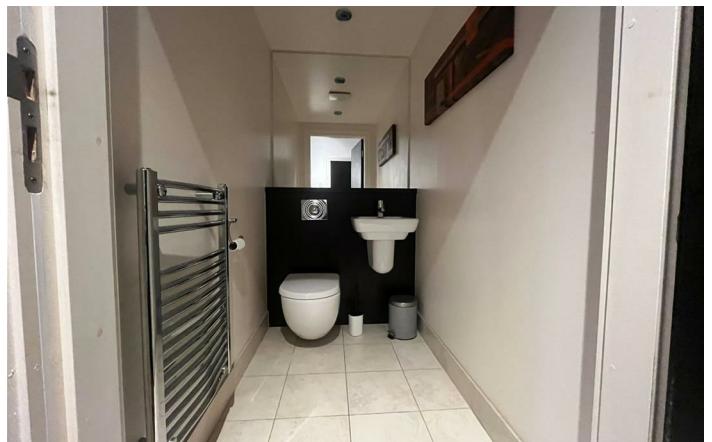
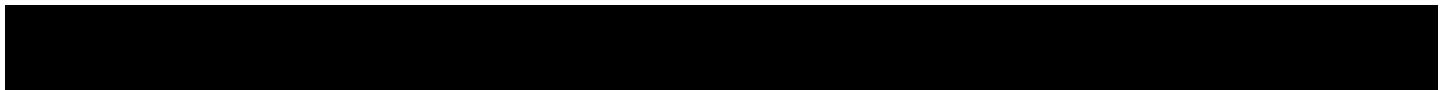
Bedroom 2

Dressing Area

Parking



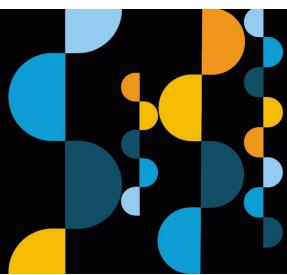
Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Projected	Current
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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