



1535 The Melting Point, Firth Street, Huddersfield HD1 3BZ

welcome to

1535 The Melting Point, Firth Street, Huddersfield

STUNNING two bedroom first floor apartment in this exclusive SOUGHT AFTER DEVELOPMENT. Open plan layout, along with HIGH SPECIFICATION fixtures and fittings, designated under-croft PARKING and a CONCIERGE SERVICE.



Lounge

13' 5" x 18' 7" (4.09m x 5.66m)

Spacious and modern open plan lounge with an exposed brick wall. Bright and open with three bay windows with secondary internal glazing to the front. Move in ready with wood effect vinyl flooring. Warmed by one storage heater and two electric wall heaters.

Kitchen

11' 4" x 13' 5" (3.45m x 4.09m)

Open plan kitchen, modern and move in ready fitted with white base units with metal work tops. A breakfast bar with an integrated fridge/freezer, space for under counter washing machine, integrated induction hob with extractor hood. Integrated oven and microwave and drainer sink.

Hall

Vinyl, wood effect floor landing, with an integrated storage cupboard with water meter. Warmed by a storage heater.

Bedroom One

11' 1" x 10' 4" (3.38m x 3.15m)

Modern bedroom with carpeted flooring, fitted wardrobes offering lots of extra storage. Warmed by an electric wall heater. With a large window with secondary double glazing to the front. Both bedrooms with a feature brick wall.

Bedroom Two

12' 6" x 8' 8" (3.81m x 2.64m)

Good sized second bedroom with carpeted flooring, warmed by an electric wall heater, and with a large window with secondary double glazing to the front. Modern and move in ready condition.

Bathroom

Good sized bathroom, modern and fully tiled. Fitted with a bath with shower over, low flush WC, wash hand basin, heated towel rail and a glass integrated vanity cupboard and shelf.



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welcome to

1535 The Melting Point Firth Street, Huddersfield

- High Specification, STUNNING Two Bedroom Apartment
- Secure Parking & Onsite Gym With Access To All Residents
- Open Plan Living Space
- Close To Huddersfield University, Town Centre & M62 Motorway Network

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HDF117215 - 0004

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