

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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## 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.

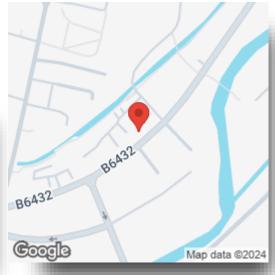
offers in the region of

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDF117215



Property Ref: HDF117215 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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