



OFFERS IN REGION OF

£124,950

The Melting Point

Huddersfield, HD1 3BB

PROPERTY SUMMARY

We are delighted to offer for sale this spacious 2 bedroom, 2 bathroom apartment presented with the benefit of no vendor chain. Boasting excellent exposed original features and a large open plan living /kitchen, the development provides an on-site concierge service plus a residents only gym. The apartment is currently rented attaining a monthly rent of £900 pcm, making it a viable investment opportunity with a gross annual yield of approximately 8%.

The Melting Point is a popular and desirable development located within easy reach of Huddersfield Town Centre, within walking distance of the University and close to the railway and bus station. It is also within a close proximity to the M62 and M1 motorway links.

2



2



1

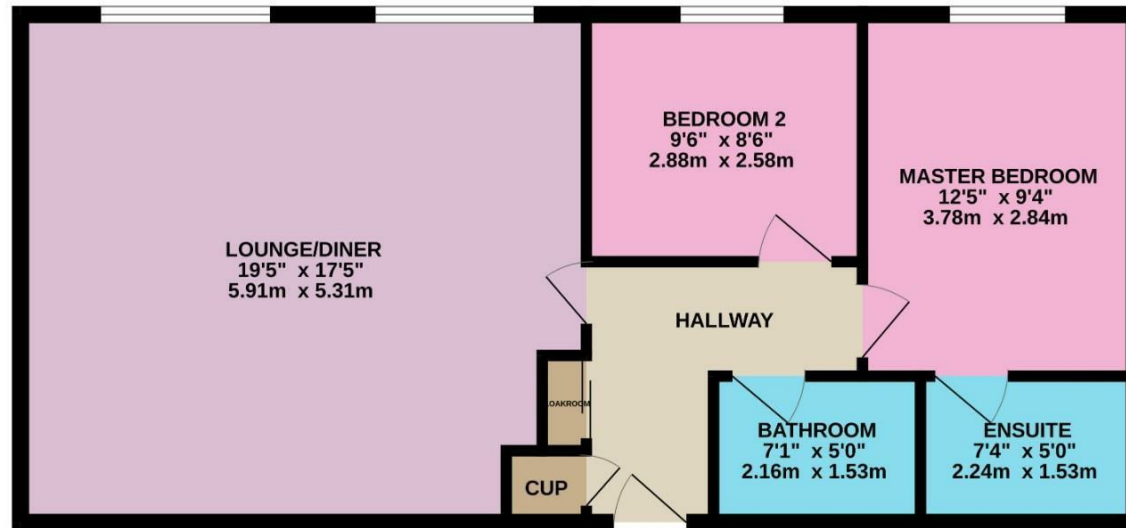








GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



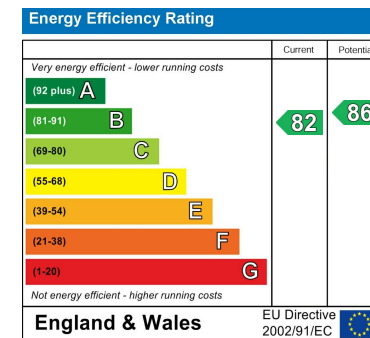
TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Kirklees Council

TENURE
Apartment

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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