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## The Melting Point, Firth Street Huddersfield,

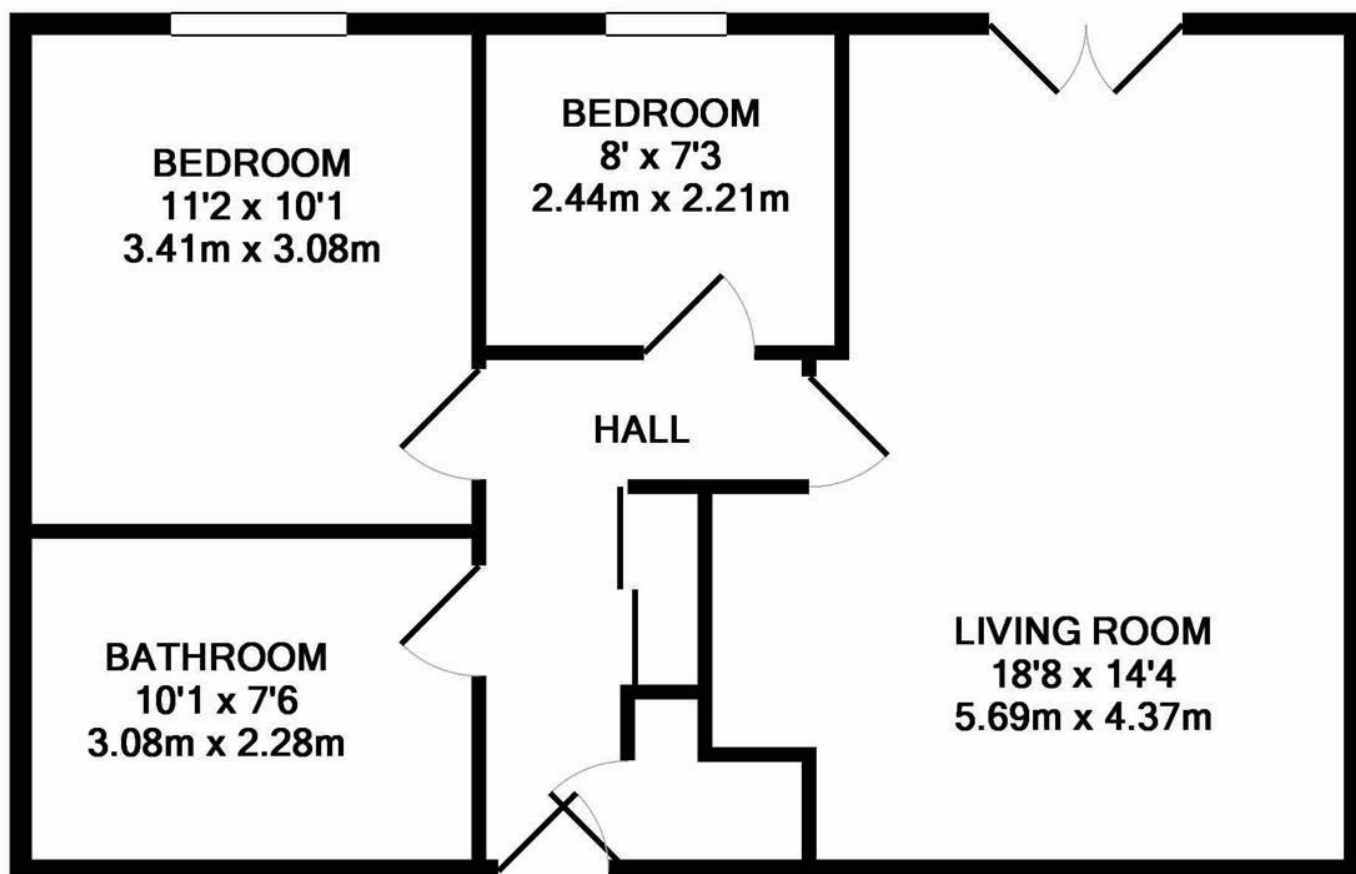
Offers in the region of  
**£110,000**

Set to the first floor of this award winning town centre Mill conversion is this well appointed, two bedroomed first-floor apartment, that has a living kitchen with Juliet balcony and a house bathroom.

The property offers easy access to Huddersfield town centre with its various amenities, within walking distance University network and close to the railway and bus station. It is also within a close proximity to the M62 and M1 motorway links. Inside this secure electrically gated complex there is allocated garage style parking. A Videx security system opens up to the communal hallway and a staircase rises to the first floor. There is an on-site gym which is well equipped and concierge service, and a restaurant is to open shortly.

**The Melting Point, Firth Street  
Huddersfield,**

**Floorplan**



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# The Melting Point, Firth Street Huddersfield,

## Details



### Inner Hallway

Having a walk-in storage cupboard with sliding doors, home to fitted wardrobes with various hanging rails and shelving options. There are inset downlights to the ceiling and a wall-mounted electric Consort heater. The apartment enjoys a beech style laminate flooring throughout.

### Living Kitchen



The kitchen has a range of base cupboards, drawers, contemporary style work tops with matching up stands and wall cupboards over. There are integrated appliances, including a split level hob and oven with over lying extractor hood, integrated microwave and fridge freezer, along with dishwasher and plumbing for an automatic washing machine. There is concealed lighting to the shelving and beech style flooring runs into the living area. The living room has a pair of French timber and double glazed doors onto a Juliet style balcony with glass panel below, set to an exposed brick surround. There are TV aerial points along with inset downlights to the ceiling, two wall light points and a wall-mounted electric heater.

### House Bathroom



Having a white suite comprising low flush WC with concealed system and a vanity hand basin with chrome monobloc taps over. There is a panelled bath with limestone tiled surround, and a corner shower cubicle, home to a mains fed shower. The walls are part tiled with contrasting tiled floor and there are inset downlights to the ceiling, extractor fan and a wall-mounted electric heater.

### Bedroom One



This double bedroom has lots of natural light coming from the side elevation via multiple double glazed windows set to an exposed brick surround. There are three wall light points, along with power points, TV aerial point and a wall-mounted electric heater.

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## Details



### Bedroom Two



This single bedroom has a similar outlook to Bedroom One via multiple glazed units set to an exposed brick fire surround. There are two wall points, various power points and a wall-mounted electric heater.

### External Details



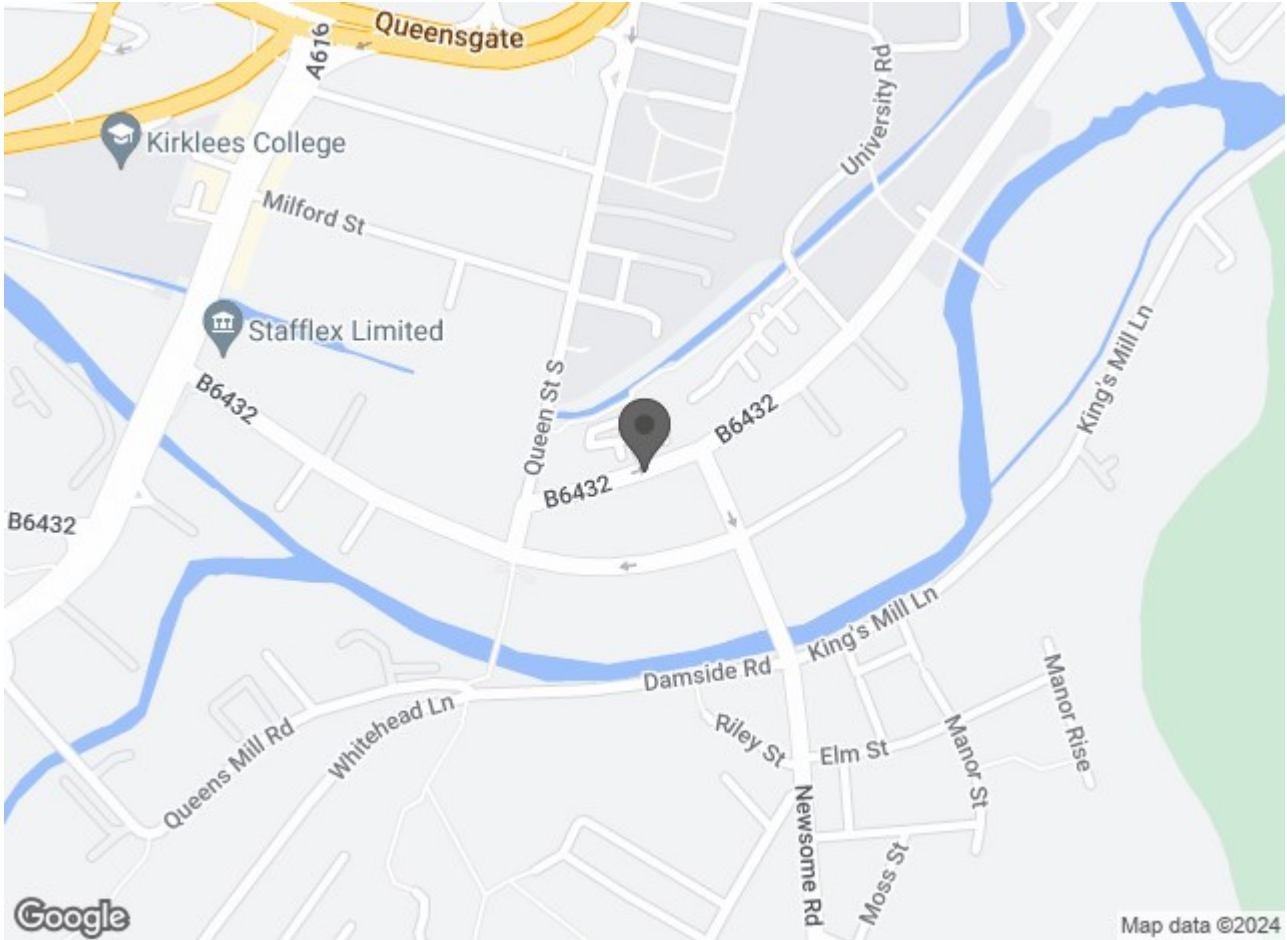
This particular property enjoys allocated parking to the garage area.

### Tenure

The vendor has informed us that the property is Leasehold and we await more information.

# The Melting Point, Firth Street Huddersfield,

Directions



# The Melting Point, Firth Street Huddersfield,

## DISCLAIMER

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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