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**Firth Street,
Huddersfield,**

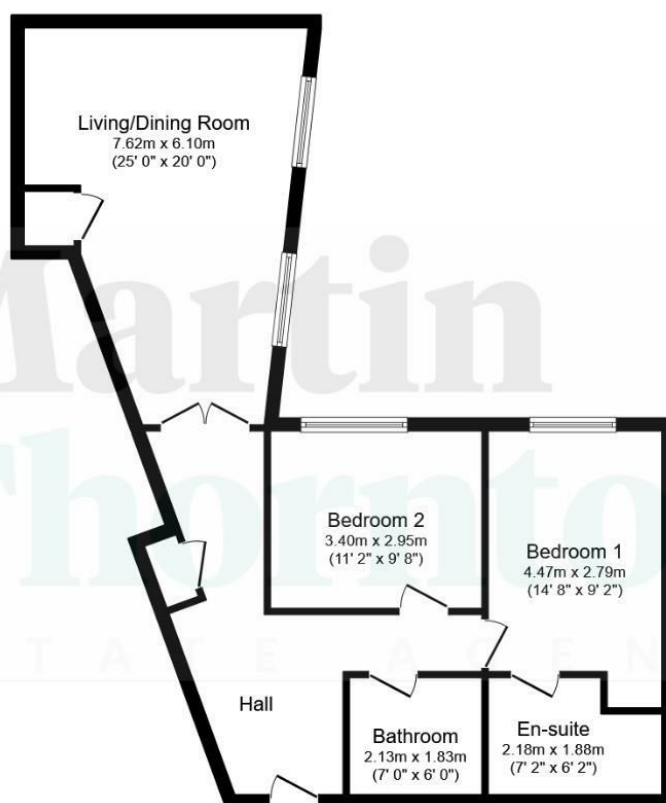
£1,200 Per month

A superb first floor apartment within the converted original mill building, with vehicular access behind automatic entrance gates and a private garage. The communal entrance hallway has an entry system and Concierge, with stairs and a lift providing access to the first floor. The characterful property has exposed stonework and brickwork with high vaulted ceilings. The accommodation offers two double bedrooms (the master with en suite), a well-appointed bathroom and a fabulous open plan living/dining kitchen with integrated appliances, twin vaulted ceiling with exposed brickwork and large windows within the feature stone walling. The property has double glazing and electric wall heaters. The property is perfectly placed for access to the University campus, town centre amenities and the train station.

****Disclaimer**** There is currently a tenant living in the property with their furniture and appliances have been used.

**Firth Street,
Huddersfield,**

Floorplan



Floor Plan

Floor area 68.4 m² (736 sq.ft.)

TOTAL: 68.4 m² (736 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Entrance



The communal entrance door has an entry phone system and a Concierge. The apartment is located on the first floor. An external entrance door leads into the large entrance hallway with oak style laminate flooring, a useful storage cupboard and plenty of space for freestanding furniture. There is censored lighting, an electric heater and an alarm system. Twin doors lead to the living/dining kitchen.

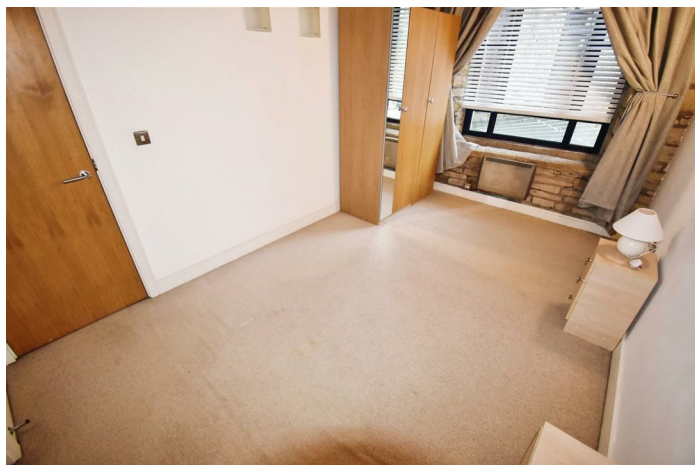
Living/Dining Kitchen



This large open plan room certainly has the wow factor with many features of particular note. The fabulous twin vaulted ceiling has exposed brickwork and one wall has full length exposed stonework incorporating two large double glazed windows with deep stone flagged window sills. The living area can accommodate a good amount of furniture and has neutral carpeting along with oak laminate flooring in other

areas. The use of furniture creates specific zones within this sociable eating and entertaining space. The kitchen area has an array of units to high and low levels with worktops and feature tiled splashbacks and a one-and-a-half bowl Franke sink with mixer tap. Integrated appliances include a Bosch fridge and freezer, oven, microwave and hob with filter hood above. There is space for a washing machine. The large breakfast bar incorporates storage drawers and space for buffets. There are wall light points, ceiling downlighting, a storage cupboard that houses the hot water system and an electric wall-mounted heater.

Bedroom One



This double bedroom has a high vaulted ceiling with exposed brickwork. There is exposed stonework to one wall with a large double glazed window with deep stone sill, a double wardrobe and matching bedside drawers. The room has wall light points, an electric heater and access to the en suite.



En Suite Shower Room



The en suite has a double shower cubicle with a sliding entrance door with a tiled interior, a hand wash basin and a low-level WC with concealed cistern. There are Grohe fittings, a large mirror, floor tiling, extractor fan, downlighting and an upright chrome ladder style towel heater.

Bedroom Two



This double bedroom has a high vaulted ceiling with exposed brickwork. There is exposed stonework to one wall with a large double glazed window with deep stone sill and a double wardrobe. The room has wall light points and an electric heater.

Bathroom



The high specification bathroom has a white three-piece suite. The bath has a shower screen and a Hansgrohe mixer tap with wall-mounted shower attachment. There is a wash hand basin and low-level WC with concealed cistern. The room has recessed shelving, a triple mirror fronted toiletries cupboard and appropriate tiling about the bath, floor tiling, ceiling downlighting, an extractor and an upright chrome ladder style towel heater.

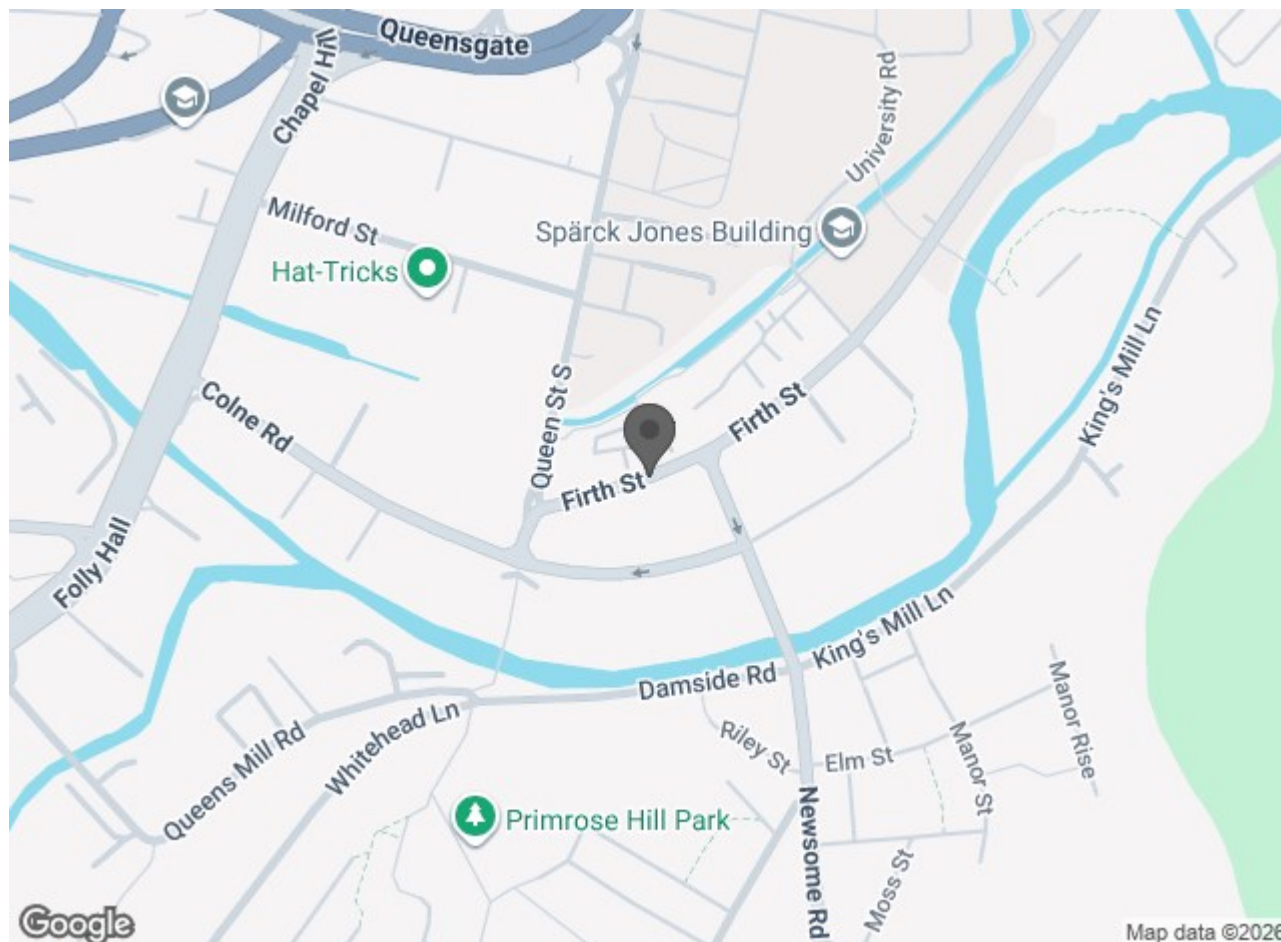
External Details



The property is accessed via automatic entrance gates and the property has a numbered garage.

Firth Street, Huddersfield,

Directions



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Huddersfield,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.