



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.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge And Kitchen

30' 2" x 13' 4" (9.19m x 4.06m)

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.

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 ceramic hob with extractor hood. Integrated oven

and microwave and drainer sink.

Bedroom One

12' 8" x 8' 6" (3.86m x 2.59m)

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

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)

Good sized second bedroom with carpeted flooring, warmed by an electric wall heater, and with a large window with secondary internal 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

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- High Specification, STUNNING Two Bedroom Apartment
- Secure Parking & Onsite Gym With Access To All Residents

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1462.11

Ground Rent: 150.00

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.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HDF118773 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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