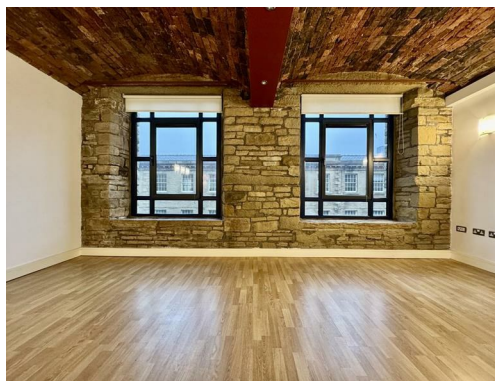


The Melting Point Firth Street,  
Huddersfield HD1 3BB

PCM  
£750 PCM



AVAILABLE IMMEDIATELY, UNFURNISHED, NO PETS, NO  
SMOKERS, BOND £860, COUNCIL TAX BAND A, ENERGY  
RATING C

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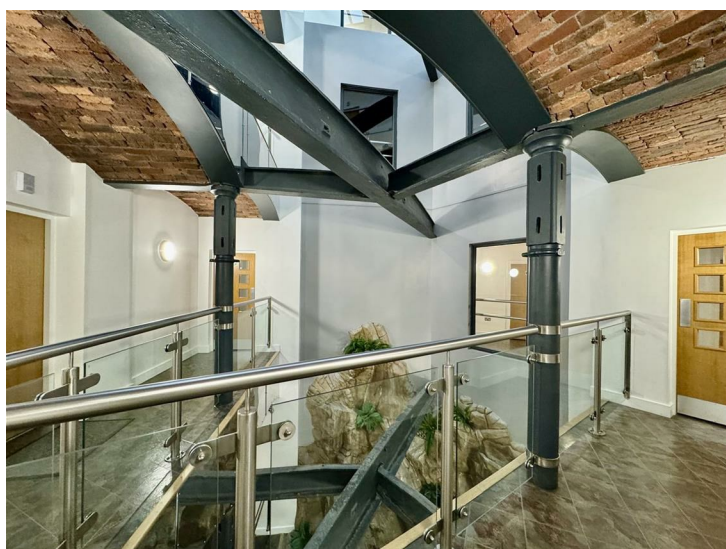


## MAIN ENTRANCE



There is a secure lobby area with electronic entrance, mail room and a lift to all floors.

## FIRST FLOOR



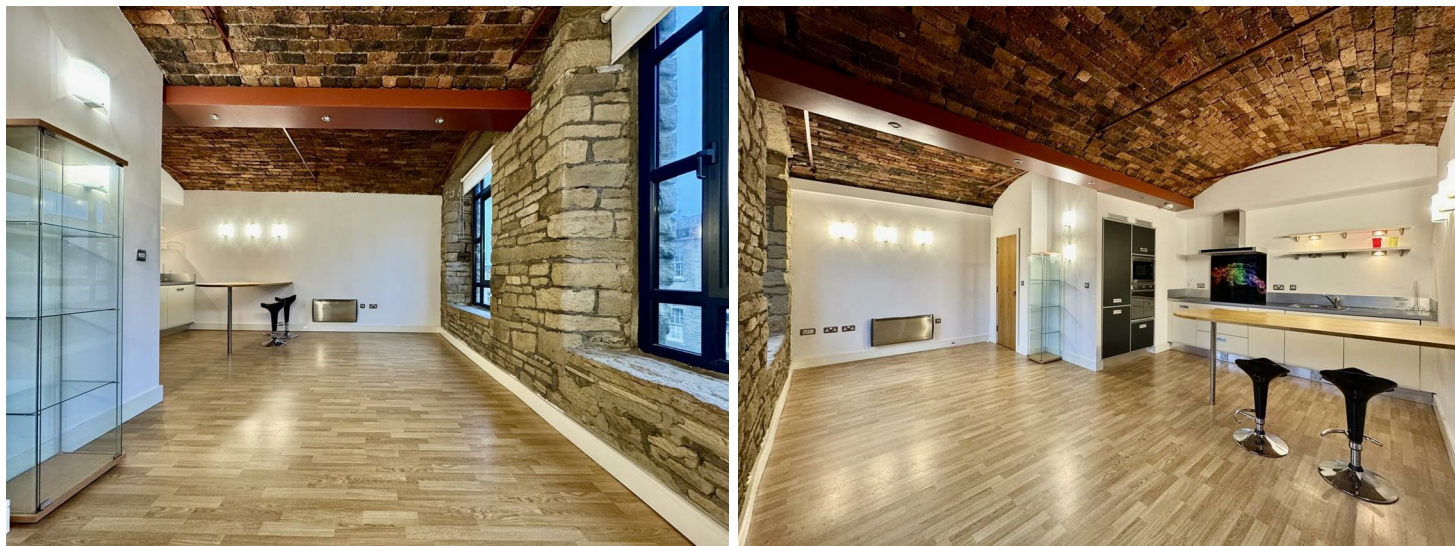


### **ENTRANCE HALLWAY 8'4" max x 5'0" max**



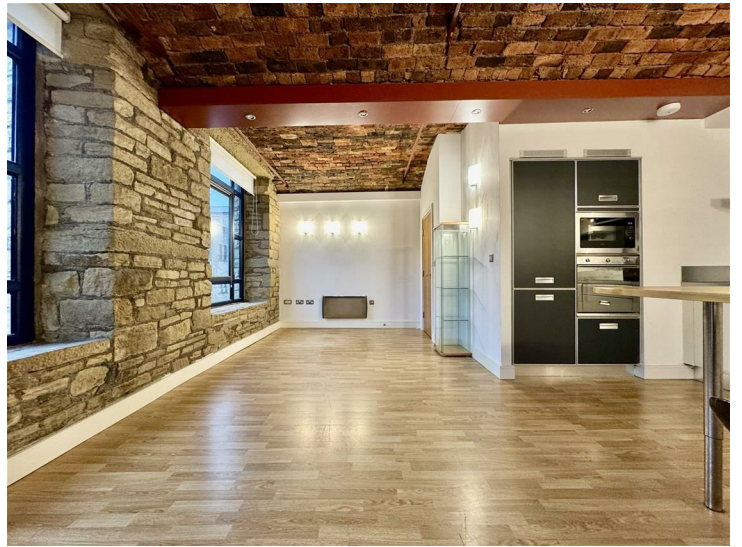
You enter the apartment through a timber door into a good size entrance hallway with laminate flooring underfoot. There is an entry phone and fitted floor to ceiling sliding door mirror fronted cupboard/wardrobes ideal for storing household items/outdoor clothing. Doors lead through to the living, dining kitchen, bedroom with ensuite bathroom and a handy storage cupboard which also houses the water cylinder.

### **LIVING DINING KITCHEN 19'3" max x 17'6" max**

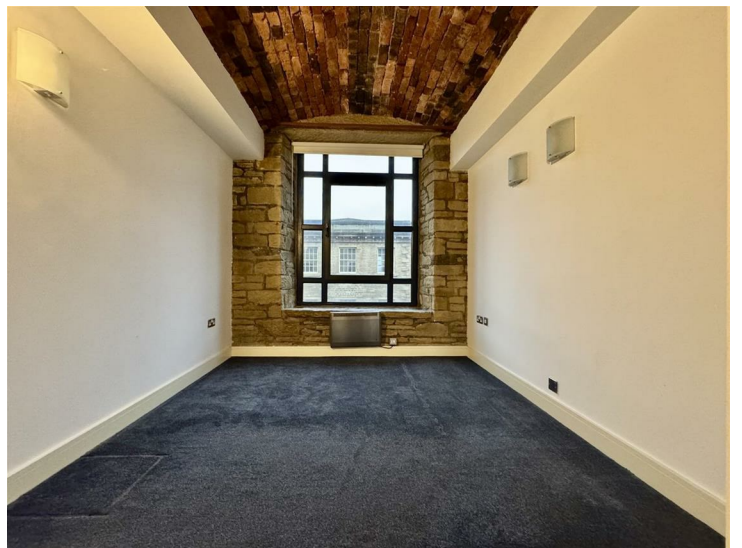
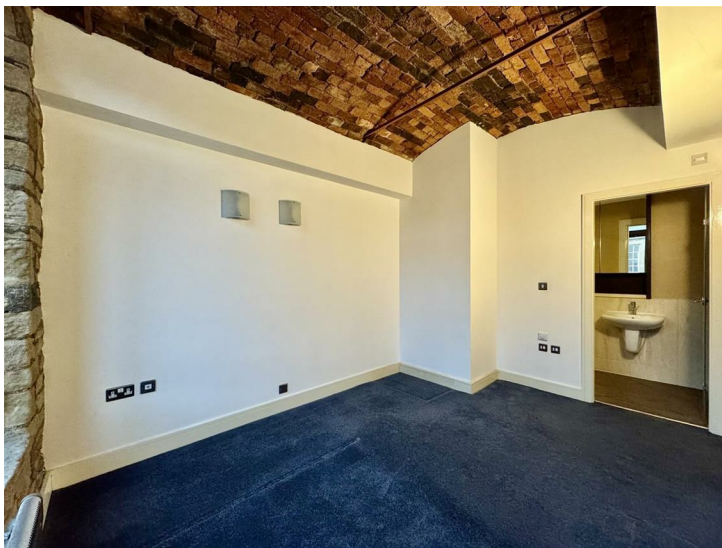


This stylish room has exposed stone walls, steelwork and vaulted brick ceilings, two large windows allowing natural light to flood through the space and provides views of the street scene below. There is plenty of space to accommodate living room and dining furniture. The kitchen area is fitted with a range of white and contrasting dark grey wall and base units with complimentary roll top work surfaces, there is a stainless steel sink with mixer tap over, four ring electric hob with extractor hood and integrated appliances include a fridge freezer, washer drier, dishwasher, laminate flooring underfoot, spotlights to the ceiling and a door leads back through to the entrance hallway.





## BEDROOM 12'7" max x 9'3" max



This superb double bedroom again with exposed stone and brickwork has views over the street scene below, has ample room for freestanding furniture and doors lead through to the en suite bathroom and entrance hallway.



### EN SUITE BATHROOM 9'2" max x 5'10" max



Fitted with a white three piece suite and comprising of an inset bath with shower over, wall hung hand wash basin and concealed flush W.C. The walls are partially tiled with attractive tile, feature inset shelves with a fitted mirrored vanity cupboard and heated towel radiator. Complimentary vinyl click flooring underfoot, spotlights to the ceiling and a door leads through to the bedroom.

### EXTERNAL AND PARKING



The property is approached through electric gates and there is an allocated parking space. There is also access to the on site gymnasium.





## **LETTINGS INFORMATION**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view. Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties. As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing. We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application. We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

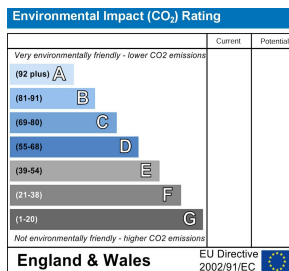
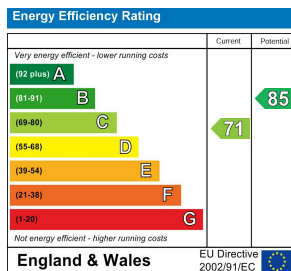
## **PAISLEY**

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

## **MORTGAGES**

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

\*Your home may be repossessed if you do not keep up repayments on your mortgage. \*



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