FREEHOLD

Apartment (EPC Rating: )

# APARTMENT 170 1535 THE MELTING POINT7, FIRTH STREET, HUDDERSFIELD,

Offers Over

# £100,000

Jowett
CharteredSurveyors & EstateAgents

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# 2 Bedroom Apartment located in Huddersfield

APARTMENT 170, 1535 THE MELTING POINT, FIRTH STREET, HD1 3BZ

A spacious 2 bed second floor apartment located in Phase 3 of this tastefully converted former industrial building by Lanson Homes circa 2006. The apartment enjoys good quality fittings, electric heating, exposed stonework, high ceilings, and there are communal block paved areas, corridors, hallways, lifts and secure parking within the grounds of the building as a whole. On site features also include concierge service, 1535 bar and restaurant and gym. The apartment will be of interest to professional people, investors and purchasers looking to buy a generous 2 bed apartment within secure grounds and accessible for the town centre amenities. The accommodation comprises:-

GROUND FLOOR

COMMUNAL ENTRANCE VESTIBULE

with mailboxes, stairs and lift facilities to upper floors

INNER LANDING

serving the subject property at second floor level and neighbouring apartments

## Full description

APARTMENT 170, 1535 THE MELTING POINT, FIRTH STREET, HD1 3BZ

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APARTMENT 170 comprising:-

WIDE ENTRANCE HALL (4 FT x 11 FT)

with laminate strip flooring plus built in hallrobe with sliding doors, hanging space, alarm panel, ceiling spotlighting, telephone security entry system, built in large hot water cylinder and airing cupboard, thermostat and hot water and heating control, wall mounted GET consumer unit

LARGE HOUSE BATHROOM (12 FT 5 INCHES x 7 FT)

vertical heated towel rail, large sunken bath with tiled surround, chrome shower fitting and mixer tap, washbasin, low flush wc, separate shower compartment with chrome shower fitting and tray, ceiling spotlighting, extractor fan, fitted wall vanity cupboards, ceramic tiled floor

COMBINED LIVING ROOM/ KITCHEN (18 FT 9 INCHES x 20 FT)

an excellent open plan living kitchen area with high windows, French doors to front, 2 radiators, 1½ bowl stainless steel sink unit, concealed washing machine, integrated dishwasher, 4 ring electric hob, electric oven and microwave, integral fridge and freezer, wall light points, open aspect to front over block paved parking area and grounds, ceiling spotlighting

BEDROOM 1 (10 FT 2 INCHES x 12 FT)

radiator, wall light points, exposed stonework, blinds, window to front with French doors

BEDROOM 2 (9 FT 9 INCHES x 8 FT 8 INCHES)

radiator, high picture window with blinds, exposed stonework, wall light points

OUTSIDE

Designated car parking space to lower ground floor area in secure grounds with zapper/fob entrance, electric and water meters under the control of the concierge.

TENURE

Long leasehold for unexpired term 999 year lease, nominal ground rent, service charge to be confirmed.

SERVICES

Mains sewer drainage, water and electricity are laid on. No gas.

VIEWING

Strictly by telephone appointment via Jowett Chartered Surveyors. Telephone 01484 536799 or email info@jowett-huddersfield.co.uk

COUNCIL TAX BAND

D

ENERGY BAND

C

DIRECTIONS

From Huddersfield proceed off the ringroad down Chapel Hill on the A616 road for a short distance before turning second left into Milford Street. At the end of Milford Street turn right into Queen Street. At the bottom of Queen Street turn left into Firth Street and The Melting Point will be seen on the left hand side.

SOLICITORS

EXTRAS

Curtains and blinds included as seen.

NB

Measurements given relate to width by depth taken from the front of the building for floor plan purposes. All measurements given are approximate and will be maximum where measured into chimney alcoves, bay windows and fitted bedroom furniture, unless otherwise previously stated. None of the services or fittings and equipment have been tested and no warranties of any kind can be given.

# APT 170, 1535 THE MELTING POINT, FIRTH STREET, HD1 3BZ

**APARTMENT 170 comprising:-**

call into our office at 64 Lidget Street, Lindley, HD3 3JR or call us on

**01484 536 799**

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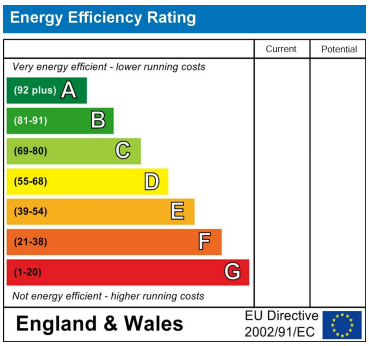
Council Tax Band

D

Energy Performance Graph





Call us on

**01484536799**

**info@jowett-huddersfield.co.uk**



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 are advised to recheck the measurements.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