



## Apartment 63, 3, 1535 The Melting Point Firth Street,

- CONVERTED MILL COMPLEX
- LIVING KITCHEN
- BATHROOM

£900 Per Calendar Month

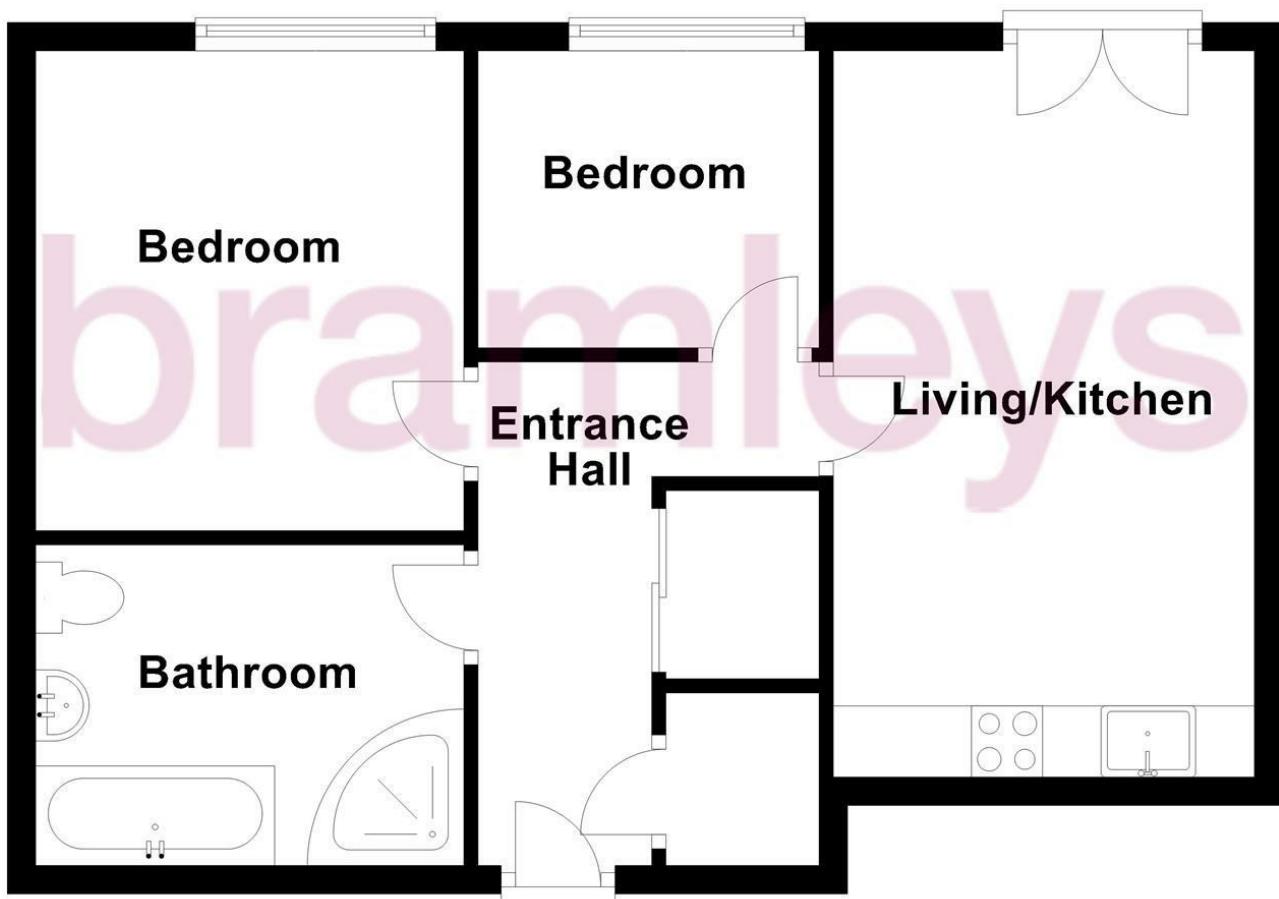
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- ALLOCATED PARKING SPACE

**bramleys**

Situated within this popular converted mill complex is this two bedrooomed first floor apartment. The apartment is conveniently located for access to Huddersfield University and the amenities available in Huddersfield town centre. The property has been redecorated throughout and boasts characterful features and exposed brick and has accommodation which comprises in brief:- entrance hall, living kitchen, 2 bedrooms and modern 4 piece bathroom suite. Externally the apartment has an allocated parking space. The property is offered to let on a part furnished basis with immediate occupation. Bond £1035.00

Any applicants will be required to pay a holding deposit equivalent to one weeks rent should the landlord decide to proceed with their application.

## Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.  
FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Huddersfield | Halifax | Elland | Mirfield