



Apt. 99, 1535 The Melting Point, 5 Firth Street, Huddersfield, HD1 3BE  
Offers Around £95,000

bramleys





## NO UPPER CHAIN

Located on the top floor and situated in phase II block. This good sized, one bedroom apartment features an open plan kitchen with living space, which has ample natural light provided by 2 large windows and also has a feature exposed stone wall.

The apartment is set within a well-maintained development that offers a range of amenities, including a gymnasium and concierge service, enhancing your living experience.

Conveniently situated within walking distance of the university and Huddersfield town centre, this property is ideal for students or professionals seeking easy access to educational and local facilities. Additionally, the apartment comes with an allocated parking space.

Energy Rating: D





## GROUND FLOOR:

Enter the apartment block through the communal entrance hall. The apartment can be accessed via a staircase or lift.

## Communal Entrance

Having a lift servicing all floors including the gymnasium.

## FOURTH FLOOR:

### Entrance Hall

The entrance hall has a built in cloaks cupboard and boiler cupboard. There is a telephone entry system and an electric wall heater.

### Open Plan Living Kitchen

18'2" x 13'0" (5.54m x 3.96m)

Having two double glazed windows, exposed stone feature wall and two electric wall heaters. The kitchen area has a range of wall and floor units with working surfaces over, integrated appliances include dishwasher, washing machine, oven and microwave, electric hob with stainless steel extractor hood over, fridge, freezer and sink unit.

### Bedroom

13'0" x 8'11" (3.96m x 2.72m)

This double room has a feature exposed stone wall, electric water heater and a double glazed window.

### Bathroom

The bathroom has a three piece suite comprising bath with central mixer shower attachment, hand wash basin, wc, tiled flooring, part tiled walls, extractor fan and chrome ladder style radiator.

## OUTSIDE:

Secure electric gates give access to the development. To the left of the gate is the main reception and concierge desk. This particular apartment is within a block to the right of the main entrance gates within phase II. This block houses the gymnasium. There is an allocated parking space close to the block.

## BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.



DIRECTIONS:

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TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 1 January 2003

Ground Rent: £150 (per annum)

Service Charge: £896 per annum

Please note, we would advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

COUNCIL TAX BAND:

A

MORTGAGES:

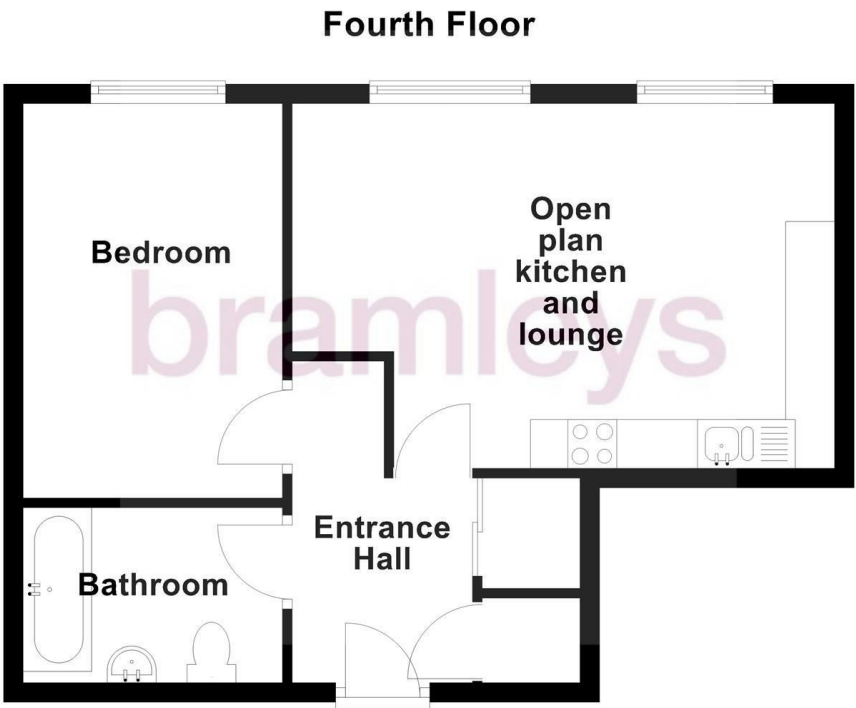
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.



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

| 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 |           |