



Apartment 129, 7, 1535 The Melting Point Firth Street, Huddersfield, HD1 3BZ
£90,000

bramleys

* NO UPPER CHAIN * FIRST FLOOR APARTMENT * 1 BED * PARKING SPACE *

Situated on the first floor of a mill conversion, is this one-bedroom apartment, offering residents exclusive access to concierge services and fitness facilities. Its central location provides convenient access to town centre amenities, the train station, and University.

Perfect as a first home, downsizing option, or buy-to-let investment, the property offers a well-designed layout including an entrance hall, open-plan living/dining kitchen with integrated appliances, a double bedroom, and a spacious bathroom. The apartment benefits from electric heating, secondary glazing, and comes with a dedicated secure parking space.

Energy Rating: C



GROUND FLOOR:

Enter through the communal entrance door and proceed up one flight of stairs to the first floor landing.

FIRST FLOOR:

Apartment 129

Enter through an external door.

Entrance Hall

Having a cupboard which houses the electric meter and water cylinder. There is also built-in storage cupboards with sliding doors.

Bathroom

A 3 piece suite comprising of a low flush WC, wash hand basin and a bath with shower head attachment and glass shower screen. There is tiling to the splashbacks and a chrome heated towel rail.

Bedroom

9'4" x 11'7" max (2.84m x 3.53m max)

With a wall mounted heater, wall light points and a window looking out towards the rear elevation.

Living Area

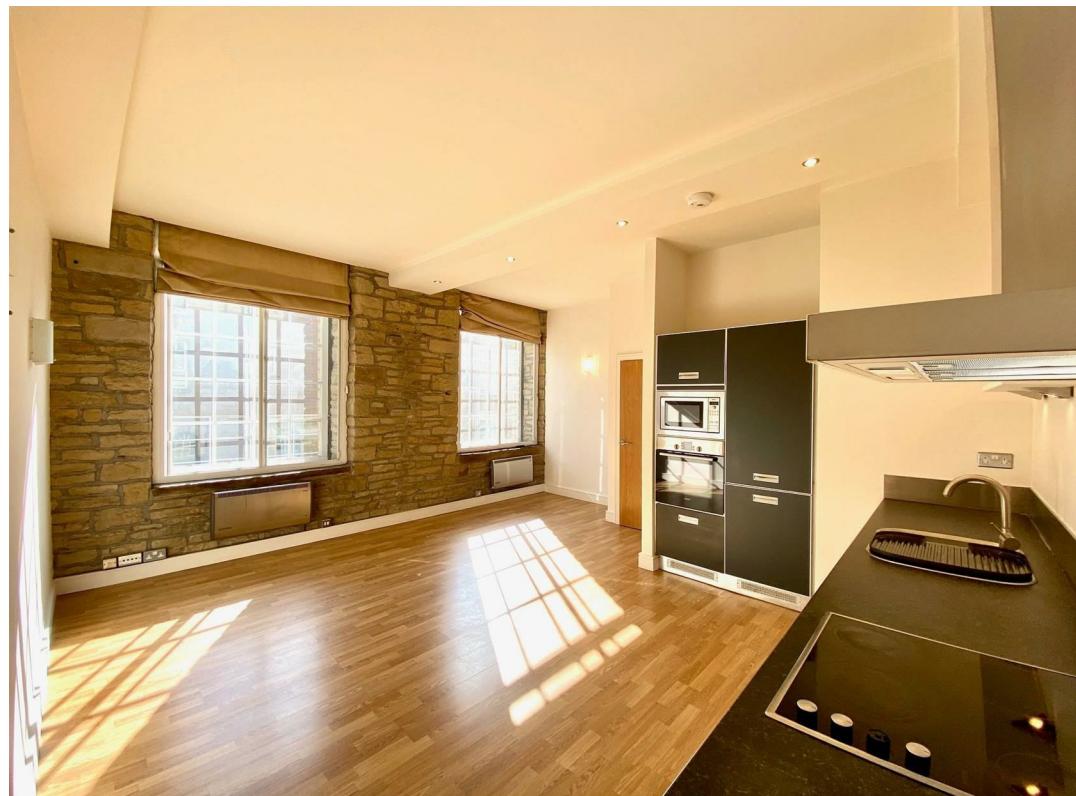
9'1" x 17'6" max (2.77m x 5.33m max)

To the living area there are 2 wall mounted heaters, wall light points, ceiling spotlights and twin windows to the rear elevation.

Kitchen Area

7'9" x 12'1" (2.36m x 3.68m)

Having a range of base and drawer units, laminated work surfaces, stainless steel splashback, stainless steel sink with side drainer, integral 4 ring induction hob with overhead extractor, fridge, freezer, washer/dryer, dishwasher, microwave and oven.



OUTSIDE:

The apartment comes with 1 allocated parking space.

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:

Leave Huddersfield on the A62 Southgate and at the Shaw Head roundabout go straight ahead onto the A629 Wakefield Road and at the traffic lights at Aspley take a right hand turning onto the B6432 Firth Street and then take a right hand turning into Commercial Street and then left into The Melting Point complex where the property can be found.

TENURE & SERVICE CHARGE:

Leasehold - Term 999 years from 01/01/2003

- a) Annual Management Service Charge (Dec 2024 - Dec 2025) = £961.84 (divided into 4 payments)
- b) Annual Insurance premium (Dec 2024 - Dec 2025) = £613.02
- c) Annual Ground Rent = £150
= £1,724.86 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:

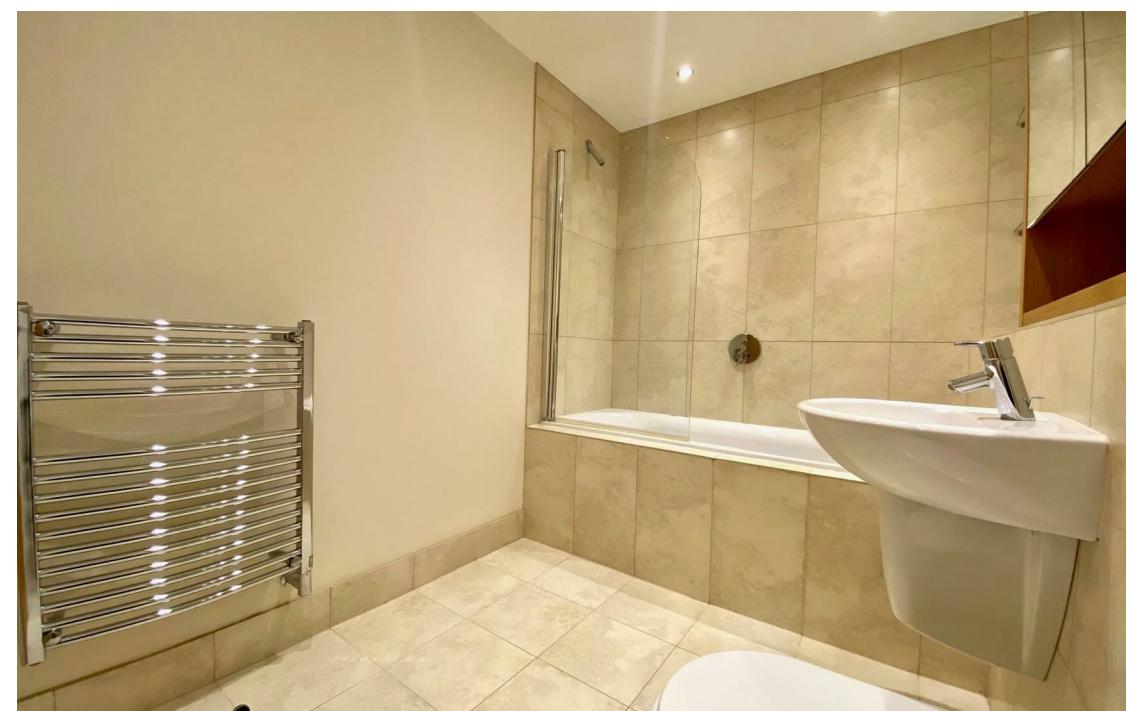
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

ONLINE CONVEYANCING SERVICES:

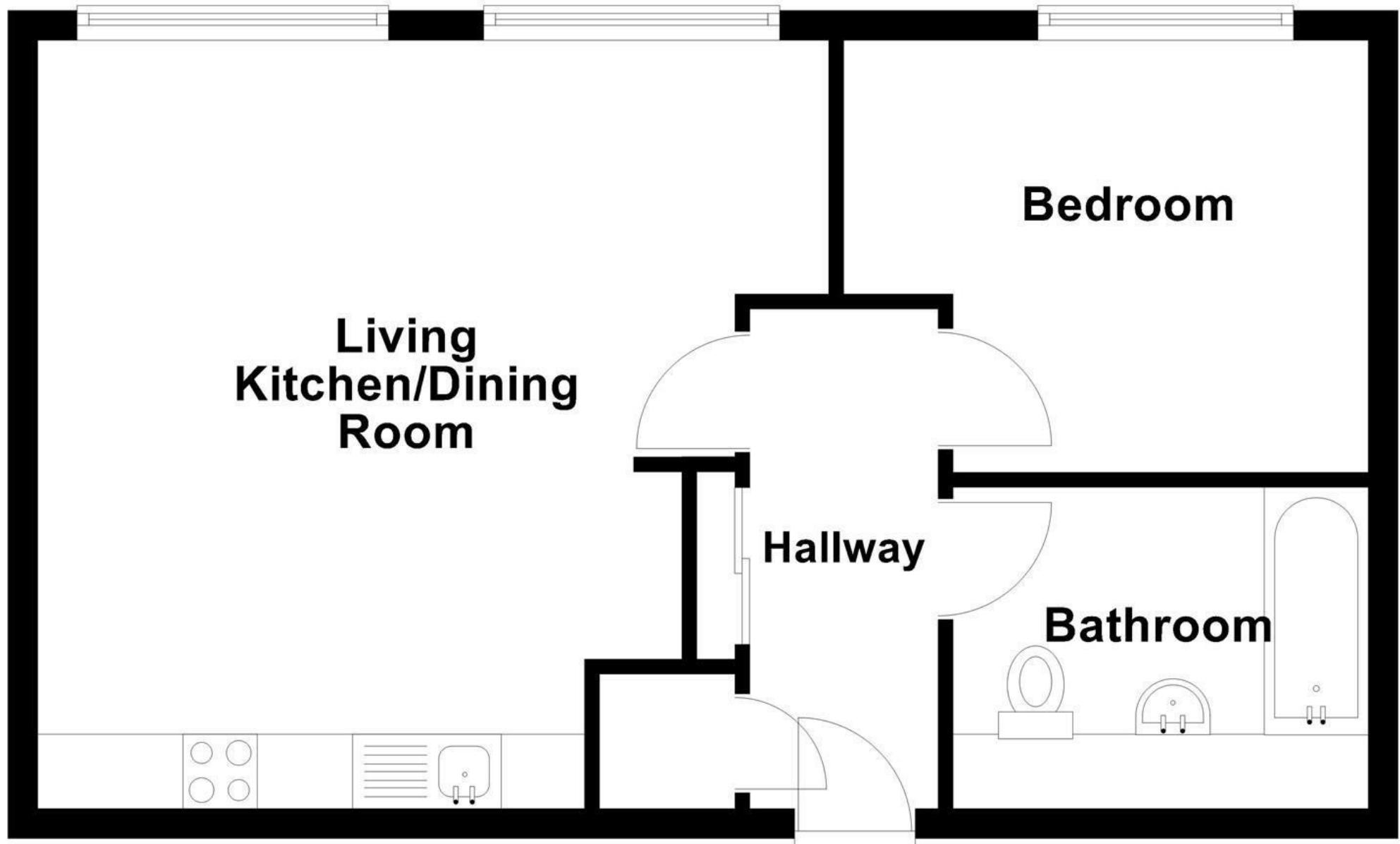
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

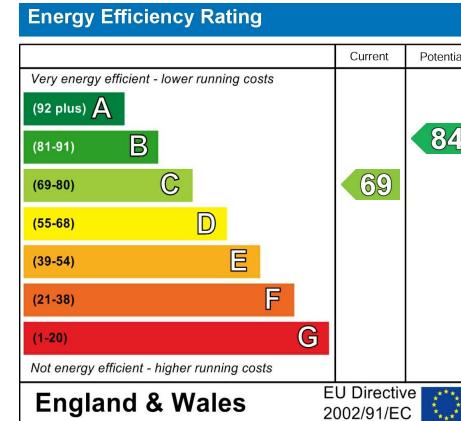
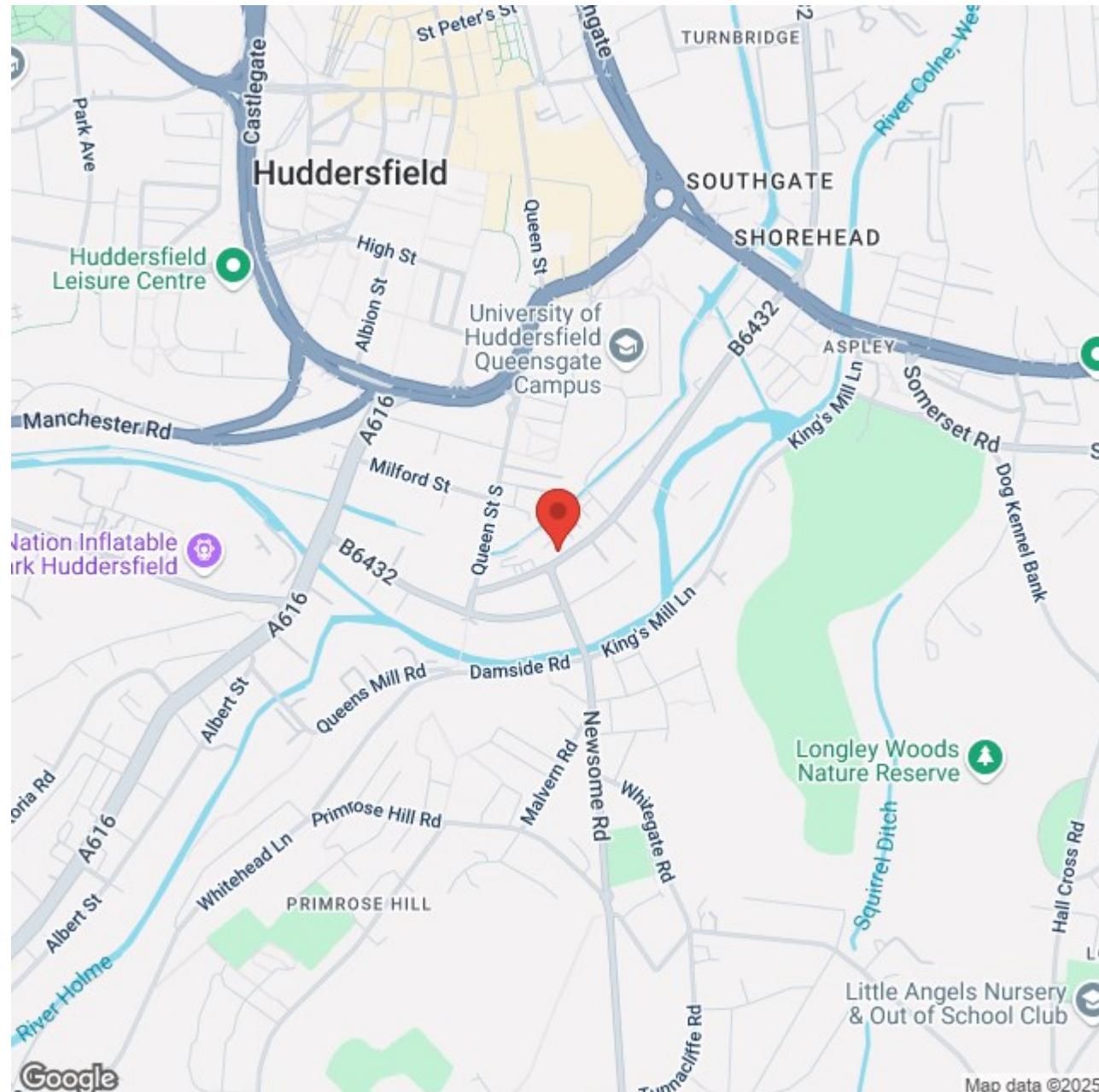
VIEWINGS:

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



Ground Floor





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 in situ 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

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