Apt 98 1535 The Melting Point, 5 Firth Street, Huddersfield, HD1 3BE

Offers Around £135,000

bramleys

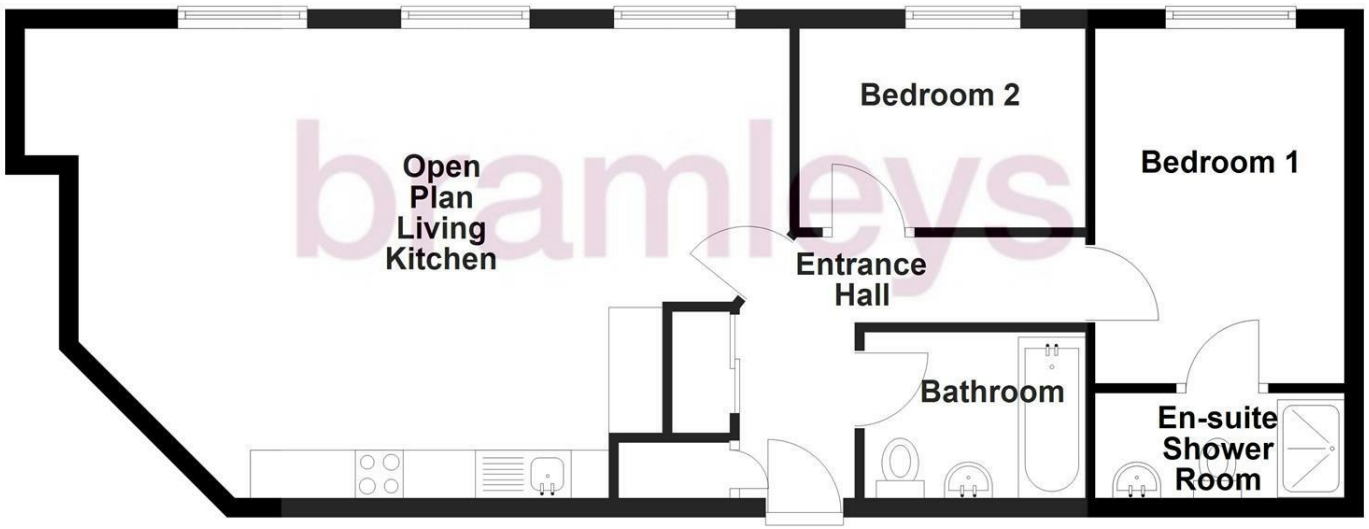
This superb top floor apartment is situated in phase II block which houses the gymnasium. Boasting two DOUBLE bedrooms, including master bed with en-suite shower room. Featuring a larger than average open plan kitchen and living space which enjoys lots of natural light from the large windows and has a feature exposed stone wall.

The apartment is part of 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, 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: E

Fourth Floor



GROUND FLOOR:

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

Communal Entrance

A lift servicing all floors and gymnasium gives access to the apartment which is on the fourth floor.

FOURTH FLOOR:

Entrance Hall

Having a built in cloaks cupboard, electric wall heater, boiler cupboard and telephone entry system.

Open Plan Living Kitchen

24'5" x 17'6" (7.44m x 5.33m)

This lovely open plan living space is larger than average and enjoys plenty of natural light from the large double glazed windows. There is a feature exposed stone wall, electric wall heaters and kitchen area comprises a range of wall and base units with working surfaces over, integrated appliances include oven, microwave, electric hob with extractor hood over, washing machine, dishwasher and fridge and freezer.

Bedroom 1

12'6" x 8'8" (3.81m x 2.64m)

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

En-Suite Shower Room

Having tiling to the walls and three piece suite comprising shower enclosure, wc, hand wash basin, chrome ladder style radiator and tiled flooring.

Bedroom 2

8'11" x 6'9" (2.72m x 2.06m)

Also having a feature exposed stone wall, double glazed window and electric wall heater.

Bathroom

The bathroom has part tiled walls, bath with central mixer tap shower attachment over, wc and hand wash basin.

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 with in 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.

COUNCIL TAX BAND:

B

DIRECTIONS:

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TENURE & SERVICE CHARGE:

Leasehold - Term: 999 years from 1 January 2003

Ground Rent: £150 per annum

Service Charge: £1,355 per annum

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

MORTGAGES:

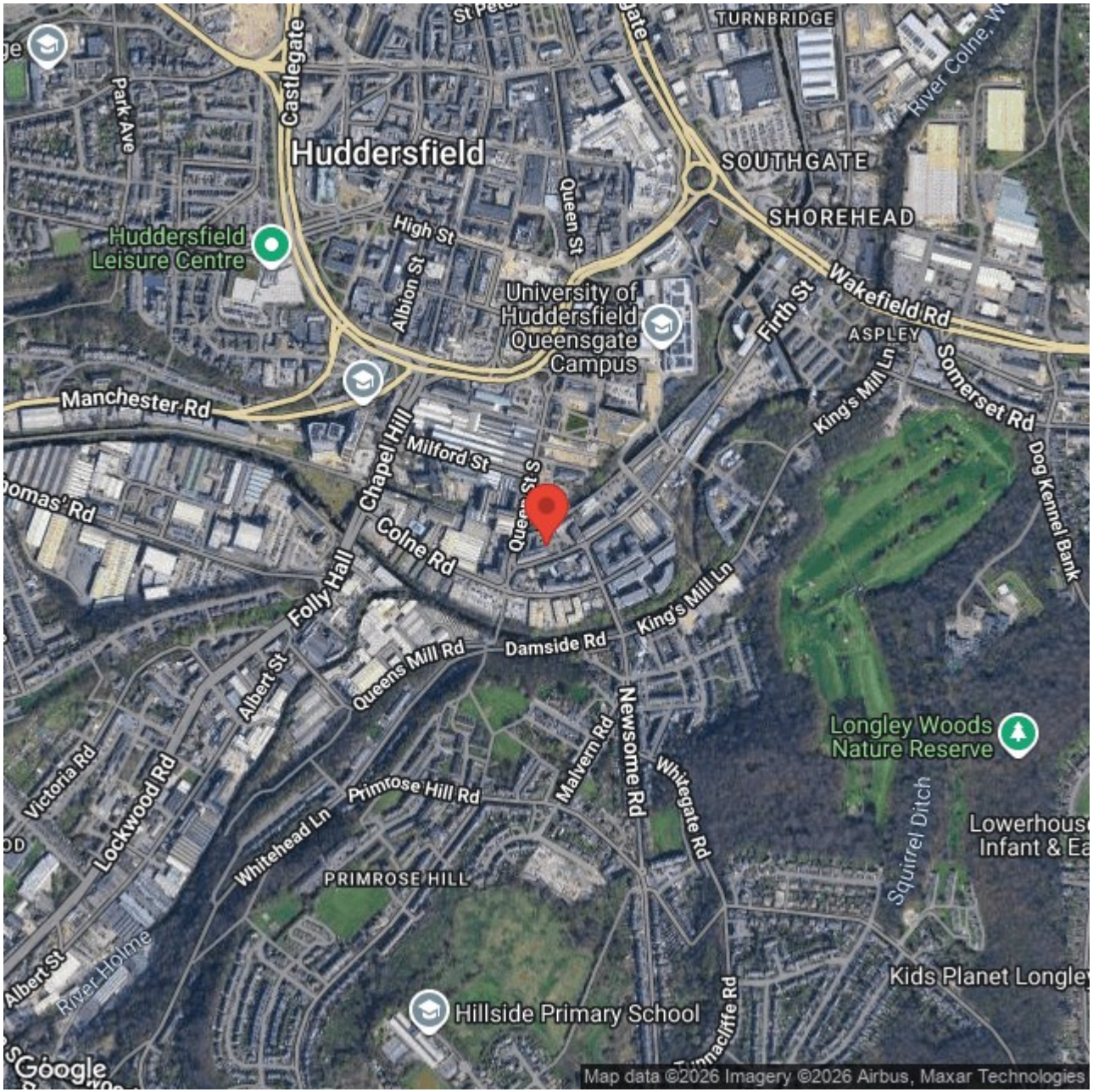
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED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

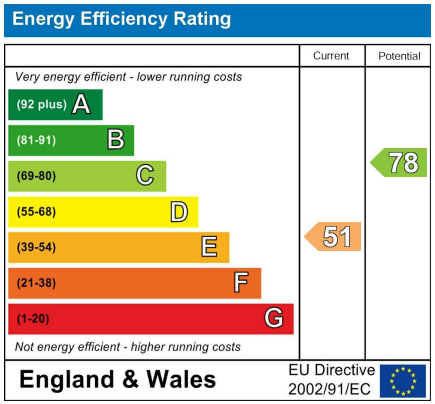
ONLINE CONVEYANCING SERVICES:

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

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