



Firth Street, Huddersfield HD1 3BB

welcome to

Firth Street, Huddersfield

OFFERS IN THE REGION OF £120,000 - STUNNING two bedroom second floor apartment in this exclusive SOUGHT AFTER DEVELOPMENT. Open plan layout, along with HIGH SPECIFICATION fixtures and fittings, designated under-croft PARKING and a CONCIERGE SERVICE.



Communal Entrance Lobby

Enter the building into the communal entrance which has stone flagged flooring and an attractive modern feature staircase.

Entrance Hallway

The hallway is warmed by an electric heater and has recessed spotlighting, doors to all rooms, a double built in wardrobe with sliding doors and a door to a cloakroom cupboard which houses the water tank.

Openplan Living Dining Kitchen

16' 11" x 10' 7" (5.16m x 3.23m)

This fabulous, modern, open plan space provides areas for relaxing, dining and cooking.

The kitchen area is fitted with an excellent range of modern wall and base units with integrated oven, dishwasher, washer/dryer, microwave and an oven.

The room has a feature brick wall and includes a satellite TV point, an electric heater and double doors opening to the Juliet balcony,

Bedroom One

10' 7" x 8' 10" (3.23m x 2.69m)

A double bedroom with a feature exposed brick wall and a double glazed window to the rear elevation. Also having electric wall heater.

Bedroom Two

7' 9" x 9' 2" (2.36m x 2.79m)

This good sized second bedroom has a feature exposed brick wall and a double glazed window to the rear elevation. Also having electric wall heater.

Bathroom

Furnished with a four piece suite comprising bath with shower attachment, shower cubicle, wash hand basin and a WC. The room includes an extractor fan and recessed spotlighting. Also having electric wall heater.

External Details / Parking

The apartment includes designated undercroft parking within the block which can be accessed via the communal entrance lobby.

Use Of Gymnasium

Residents of the Melting Point have full access to the on site gym.



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welcome to

Firth Street, Huddersfield

- Secure Compound with Gated Access
- Access To On Site Gym
- Designated Under Croft Parking Space
- Concierge Service
- Two Bedroomed Second Floor Apartment

Tenure: Leasehold EPC Rating: B

offers in the region of

£120,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HDF111241](https://www.williamhbrown.co.uk/Property/HDF111241)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HDF111241 - 0016

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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