

Peter David

Properties Ltd

Residential Sales and Lettings



Apartment 20 The Melting Point Firth Street

Huddersfield, HD1 3BB

£625 Per month



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Entrance Hallway

A spacious entrance hallway providing access to each room, featuring laminate wood flooring which extends into the living room and kitchen area and also benefiting from a fitted storage closet with glass sliding doors and a further storage cupboard.

Living Room

This living area provides a stylish open space with exposed stonework and feature brick ceiling. There is a stylish and modern fitted kitchen with white and grey base units and grey laminate work-surfaces. It provides a number of integral appliances including an electric oven with stainless steel splash-back, a fridge freezer, a dishwasher, a microwave, a washer/dryer and an inset stainless steel sink and drainer. A large storage cupboard and wall lights compliment this area.

Bedroom

A large double bedroom also featuring the exposed stone and brick work, there are neutral blinds and wall lights with a large window to front elevation.

Bathroom

A luxury and modern partially tiled bathroom with three piece suite comprising WC, basin, and a bath with overhead shower. Benefiting from built in glass shelving units and large mirrored storage cabinet, underfloor heating and chrome towel rail. There is a glass privacy door to bedroom.

Exterior

A secure car park with allocated parking spot for one car. There is also an on-site gym and restaurant.

Service Charge/Ground Rent

There is a yearly charge of £386.12 for the ground rent,

this is to maintain the up keep of all the external areas. There is also an additional quarterly service charge of £213.73.

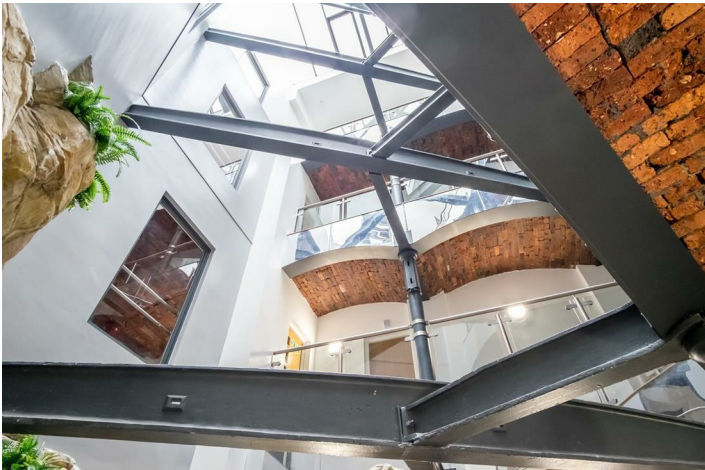
Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR

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Road Map



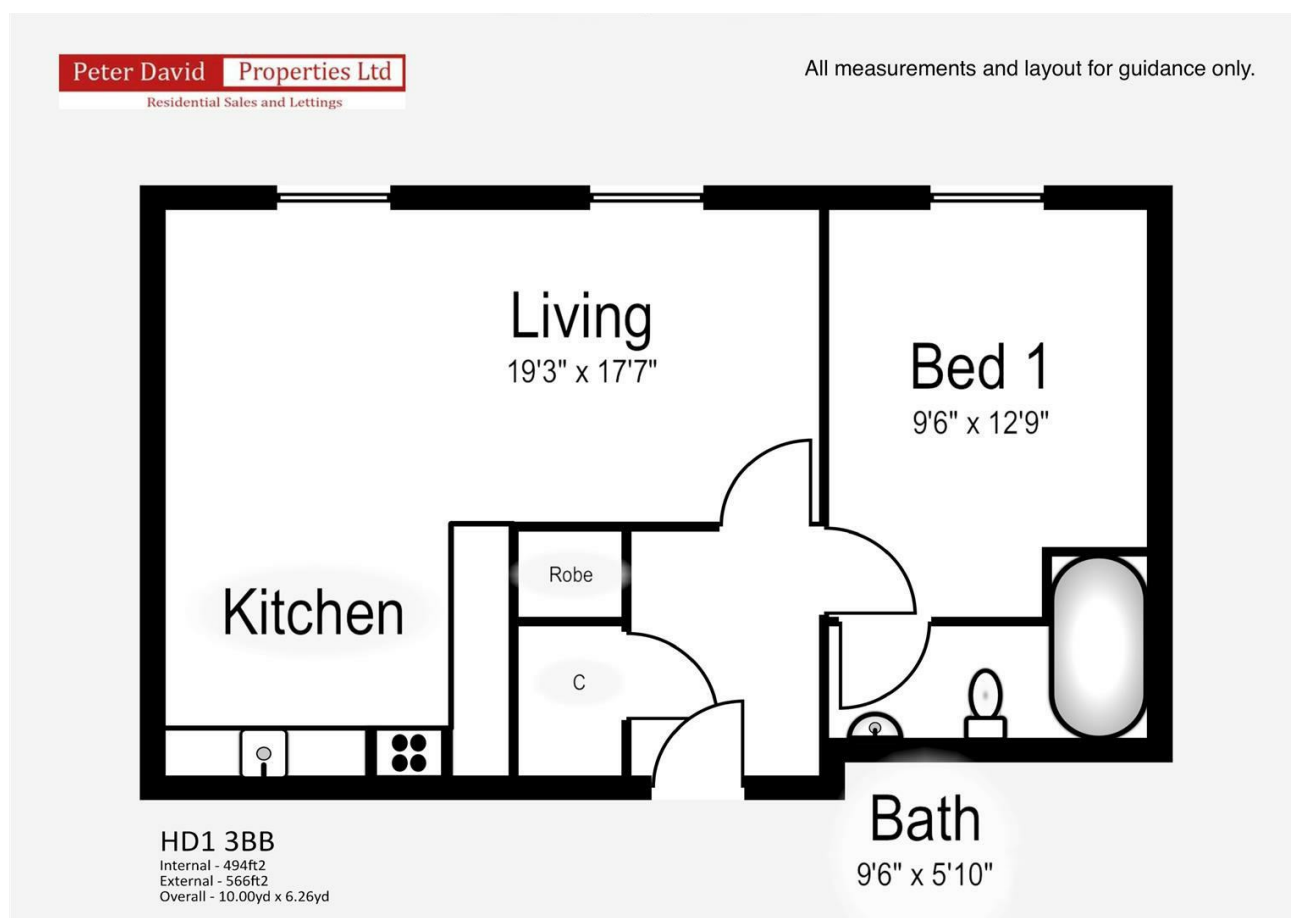
Hybrid Map



Terrain Map



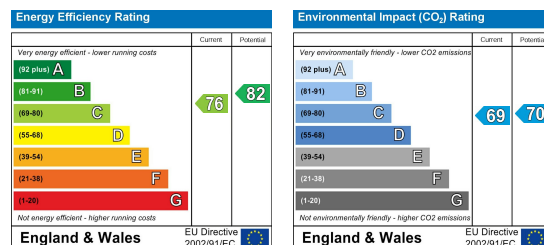
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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