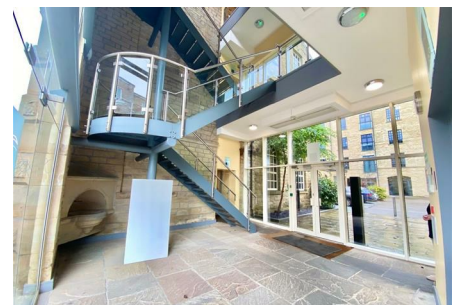




RESIDENTIAL

SALES | LETTINGS | PROPERTY MANAGEMENT



1535 The Melting Point 7 Firth Street, Huddersfield, HD1 3BZ Offers In The Region Of £120,000

FANTASTIC OPPORTUNITY* *STUNNING ONE BEDROOM APARTMENT* *SOUGHT AFTER DEVELOPMENT IN A HIGHLY DESIRABLE LOCATION

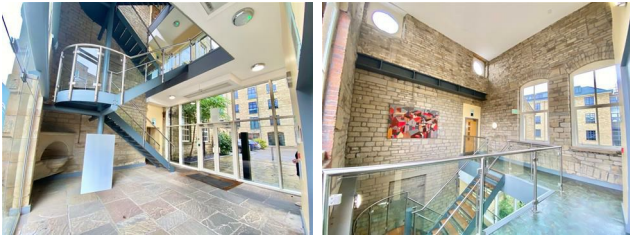
This beautifully presented, second floor apartment is situated within this well regarded position in Huddersfield and also benefits from a concierge service and on-site gym for all residents. Offering a contemporary, open plan layout and allocated off-road parking, this property is a great purchase for any first time buyer, buy-to-let investor and those looking to downsize. This modern development is ideally placed for all local amenities, bars and restaurants, close to Huddersfield town centre and a short drive to the M62 motorway network. This stylish second floor apartment is an ideal space, offering comfortable yet modern accommodation throughout with electric heating, double glazing and alarm system. Briefly comprising of:

Communal entrance lobby and stairs providing access to the second floor, entrance hallway with useful storage room, open plan dining kitchen/lounge with exposed stone feature wall, spacious double bedroom and modern bathroom. Viewings are highly recommended to appreciate the space on offer! Call ADM Residential today on 01484 644555 to arrange your viewing! ***VIRTUAL VIEWING AVAILABLE SOON***

55 Market Street, Milnsbridge, Huddersfield, West Yorkshire, HD3 4HZ
T: 01484 644555 | E: sales@admresidential.co.uk
www.admresidential.co.uk



COMMUNAL LOBBY



An entrance door opens onto the communal lobby, featuring stunning floor to ceiling windows, exposed stone walls and original stone flooring throughout. A staircase ascends to the upper levels where communal corridors lead to:

ENTRANCE HALLWAY 10'8 x 3'6 (3.25m x 1.07m)



Entrance fire door leads to the hallway with a useful built-in storage closet. Finished with inset down lights to the ceiling, a wall mounted alarm system and laminate effect flooring:

OPEN PLAN LIVING KITCHEN 17'2 x 18'1 x 1'3 (5.23m x 5.51m x 0.38m)



A stunning open plan dining kitchen and lounge with featured exposed stone wall and twin uPVC double glazed windows allowing an abundance of natural light to fill the room:

KITCHEN AREA



Modern, dual colour kitchen consisting of a range of base and wall mounted units in white and grey with chrome effect fittings and contrasting working surfaces. Incorporating a stainless steel sink unit with mixer tap, integrated appliances including an electric oven and separate hob with stainless steel overhead extractor hood over and matching splashback. Additionally, there is an integral washer dryer, fridge freezer and ample space for a dining table and chairs. Finished with inset ceiling spotlighting, wall mounted electric heater and laminate effect flooring:

LOUNGE AREA



The lounge area boasts twin aspect uPVC double glazed windows and featured exposed stone wall. Finished with T.V point, telephone point, two wall mounted electric heaters and laminate effect flooring:

BATHROOM 9'1 x 5'8 (2.77m x 1.73m)



Partly tiled, contemporary three-piece bathroom suite in white with chrome effect fittings. Comprising of: a tiled in bath with mains fitted shower over and glass splash screen, hand wash basin and a low level flush w/c. Finished with a integrated vanity cupboard and shelf, wall mounted chrome heated towel rail, inset ceiling spotlighting and tiled flooring:

BEDROOM ONE 11'6 x 9'9 (3.51m x 2.97m)



Good sized double bedroom with uPVC double glazed window allowing an abundance of natural light. Featuring exposed stone wall and fitted wardrobes providing extra storage. Finished with twin wall mounted lighting, T.V point, wall mounted electric heater and laminate effect flooring:

EXTERNALLY

Externally the building offers a shared courtyard with allocated parking:

ABOUT THE AREA

About the area are as follows:

With fantastic commuter links to the Motorway

and great schools in the immediate vicinity:

Local Schools: Moorlands Primary School (0.1 miles), Salendine Nook High School (0.8 miles), Scapegoat Hill Junior and Infants School (1.2 miles), Holywell Green Primary School (1.2 miles)

Conveniently located approximately 2.5 miles from junction 23 of the M62 and 2 miles from Huddersfield town centre. Locally are a range of popular schools for children of all ages as well as access to nearby amenities and the Huddersfield Infirmary.

ABOUT THE VIEWINGS

Please contact us to arrange a convenient appointment for you on:

Tel-01484 644555 or our office mobile on Mobile Number 07780446202

Email - sales@admresidential.co.uk

Council Tax Bands

The council Tax Banding is "A"

Please check the monthly amount on the Kirklees Council Tax Website.

Tenure

This property is Leasehold

Lease Start Date: 15/05/2006

Lease End Date: 01/01/3002

Lease Term: 999 years from 1 January 2003

Lease Term Remaining: 976 years

Stamp Duty

Stamp Duty thresholds, raised during the September 2022 mini-budget, are set to revert to their previous levels on 1 April 2025. Currently, home-movers pay no Stamp Duty on properties up to £250,000, and first-time buyers get relief on homes up to £425,000.

Home-movers will pay no stamp duty on properties up to £125,000, with 2% due on the next £125,000, and the first-time buyer threshold will drop to £300,000, with no first-time buyer relief on purchases above £500,000.

If your property transaction completes after 31 March 2025, they could incur additional Stamp Duty cost.

EPC LINK

ON ORDER.

DISCLAIMER

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract. These particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

Appliances & services have not been tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

BOUNDARIES AND OWNERSHIPS

Please Note, that the boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. It is advised that prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

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Energy Efficiency Graph

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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