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**The Melting Point, Firth Street  
Huddersfield,**

**Offers over £100,000**

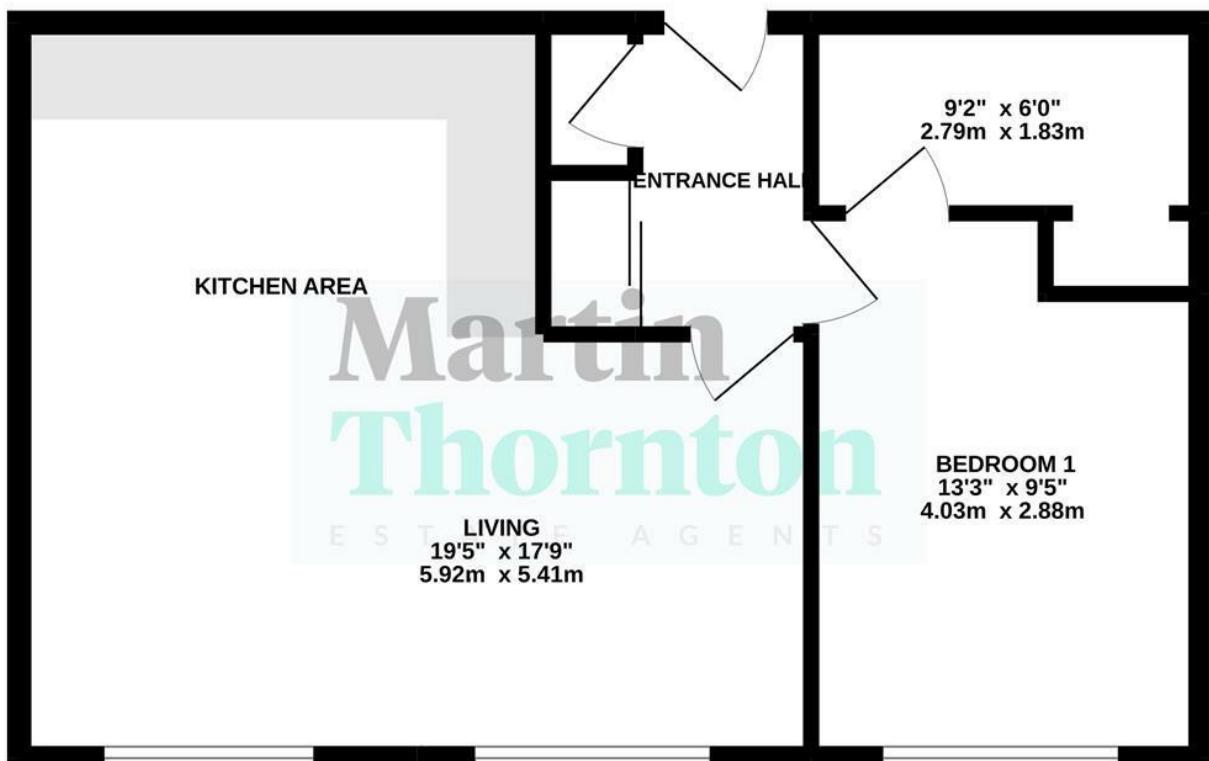
This is a stylish and characterful one-bedroom apartment positioned on the second floor of this gated development. The property is ideally placed for the University, town centre amenities and train station. The interior is contemporary yet characterful with a superb open plan living/dining kitchen with integrated appliances, exposed stone and brickwork. The apartment would suit a variety of ages and is an ideal investment opportunity. This award winning development has electric gates, a concierge service, allocated parking, a communal entrance hallway with entry phone system and lifts. The apartment has its own entrance hall with large storage cupboards. The open plan living/dining kitchen has large windows within a wall of exposed stonework and stunning vaulted ceilings with exposed brickwork. There is a good-sized double bedroom with an en suite bathroom. The apartment has electric heating double glazing. Externally, there is an allocated parking space and communal gardens. An early inspection is highly recommended to appreciate the presentation of this stylish home.

**The Melting Point, Firth Street  
Huddersfield,**



**Floorplan**

**GROUND FLOOR**  
512 sq.ft. (47.5 sq.m.) approx.



**TOTAL FLOOR AREA: 512 sq.ft. (47.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# The Melting Point, Firth Street Huddersfield,

## Details



### Entrance Lobby

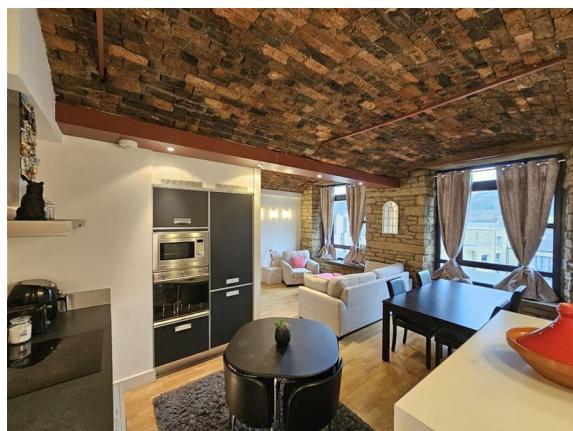
A communal entrance door with entry phone system gives access to the hallway and from here a lift gives access to the apartment which is located on the second floor. Along the communal hallway, there are beautiful, vaulted ceilings with exposed brickwork and steel supports and timber door leads to the apartment's hallway.

### Hallway

The hallway has a useful storage cupboard housing the Megaflo cistern for hot water. There is oak-style laminate flooring, a large storage cupboard with hanging rail and high level shelving and an electric wall mounted heater.

### Living/Dining Kitchen

Positioned at the front of the property, this room certainly has the wow factor and offers open plan eating and entertaining space. Of particular note is the high vaulted ceiling with brickwork and further stonework to the front elevation which incorporates large double glazed windows making this room particularly light and bright. There is exposed steelwork within the arched ceiling. The kitchen area has base units with working surfaces and a large rectangular stainless steel sink with mixer tap. Integrated appliances include a Smeg electric hob with stainless steel splashback and illuminated canopy filter hood, oven and microwave, slimline dishwasher, washer dryer, fridge and freezer. The room has oak-style laminate flooring and space for a bistro/breakfast table as well as a larger formal dining table. There is various wall lighting and downlighting within the ceiling. The living area is also of a good size and has two wall-mounted electric heaters.





**Details**

**Bedroom**

This double bedroom is positioned at the front of the apartment, again, having a high vaulted ceiling exposed brickwork. To one wall is exposed stonework which incorporates a large double glazed central window, making this room particularly light and bright. There is plenty of space for fitted or freestanding furniture, wall light points, an electric heater and the benefit of an en suite bathroom.



**En Suite Bathroom**

The bathroom has a double ended bath with a wall-mounted Hansgrohe shower fitting over and a hand-held shower attachment. There is a wall-mounted hand basin and a low-level WC with concealed cistern. The room also has recessed shelving, a mirror fronted toiletries cabinet and appropriate tiling around the room. There is a grey vinyl floor and an upright chrome radiator.



# The Melting Point, Firth Street Huddersfield,

## Details



### External Details

There is an allocated parking space and communal gardens.



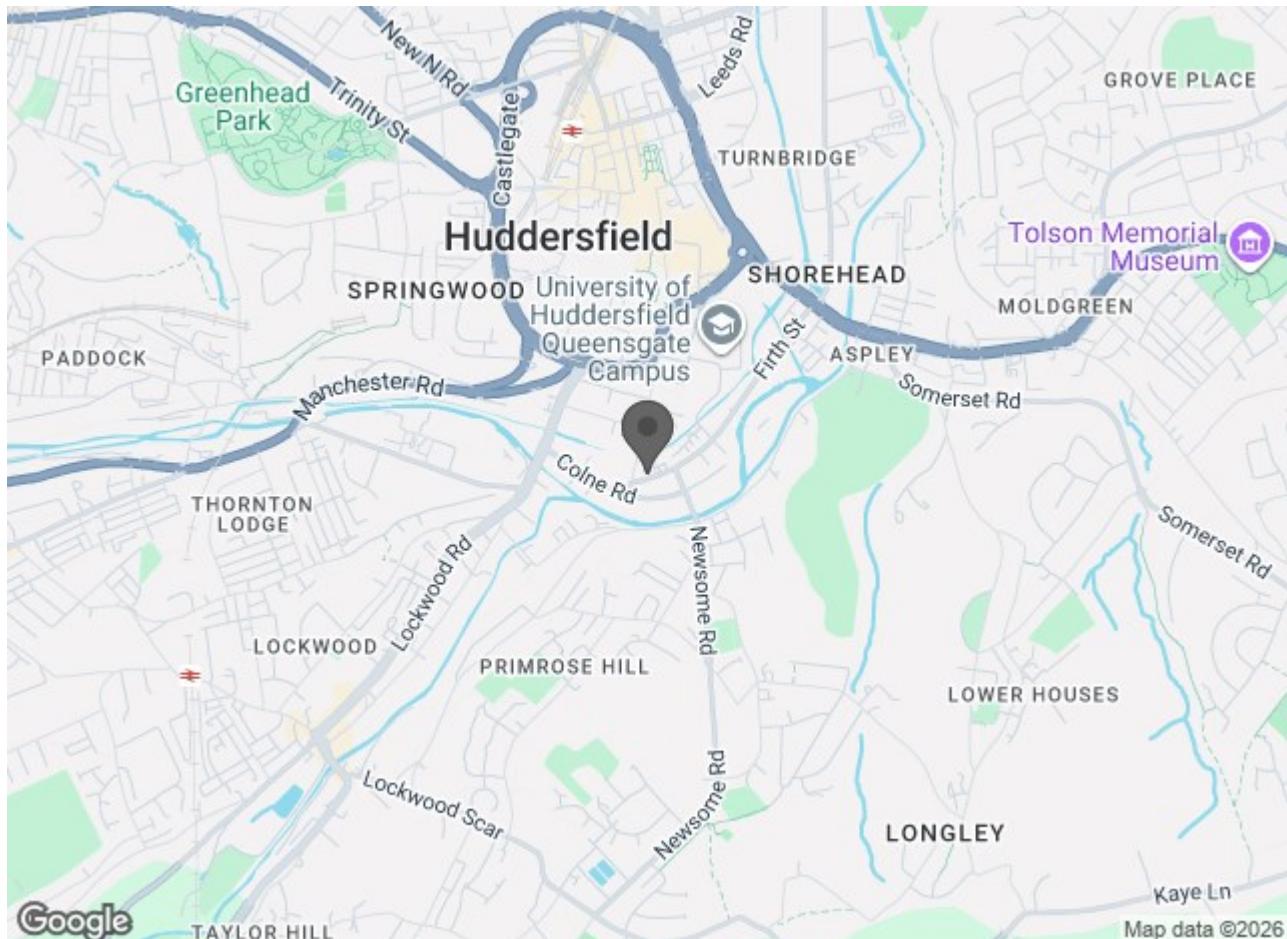
### Tenure

The vendor has informed us that the property is Leasehold and we await further information.

# The Melting Point, Firth Street Huddersfield,



Directions



**Martin  
Thornton**  
ESTATE AGENTS

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