

martin-thornton.com
01484 508000



**1535 Firth Street,
Huddersfield,**

£700 Per month

Located to the ground floor of this award-winning mill conversion by Lanson developments, circa 2006, is this well-appointed, one bedroomed apartment. The property may well prove suitable to a professional person or couple.

The property offers easy access to Huddersfield town centre with its various amenities, the University network and the railway station. Inside this electrically gated complex there is allocated parking, accessed using a security fob. A Videx security system opens up to the communal hallway. There is an on-site gym and concierge service.

No Pets

**1535 Firth Street,
Huddersfield,**

Floorplan



LIVING KITCHEN
17'x17'
5.2m x 5.2m

BEDROOM
11'2 x 9'4
3.4m x 2.8m

HALL

BATHROOM
9'2 x 6'9
2.8m x 2m

Floor Plan

1535 Firth Street, Huddersfield,

Details



Inner Hallway

From the communal entrance, a security door takes us through to the inner hallway, and along to the apartment.

Entrance Hall

A hardwood style door opens to the apartment where there are fitted wardrobes with concealed lighting and sliding doors, and a cloakroom cupboard, home to the Megaflo Heatrae Sadia system. An attractive, oak style laminate floor runs throughout the hallway.

Bathroom



Having a modern white suite comprising low flush WC with concealed system, and a half pedestal hand-basin with Hans Groehe mixer tap over. There is a panelled bath with tiled surround and overlying mains fed shower. The walls are part tiled with a contrasting tiled floor. There are inset downlights to the ceiling, an extractor fan, a wall-mounted, mirrored vanity unit with shelving, and a chrome, ladder style heated towel rail.

Living Kitchen



The oak style laminate runs from the hall into the living kitchen.

The kitchen has a range of modern base cupboards, drawers and contemporary style worktops with stainless steel splashbacks. There are integrated appliances including Bosch split level hob, oven, Bosch microwave and Siemens overlying extractor hood. There is an integrated fridge freezer, dishwasher and washer / dryer. There is an inset stainless steel one and a half bowl sink unit with overlying mixer tap, and kick board lighting.

The living area has a light and airy feel, benefiting from two arched, glazed windows to the front elevation, exposed stonework, two electric Consort wall heaters, and banks of inset downlights to the ceiling. Additional light comes from three wall light points.

Living Area



**1535 Firth Street,
Huddersfield,**

Details



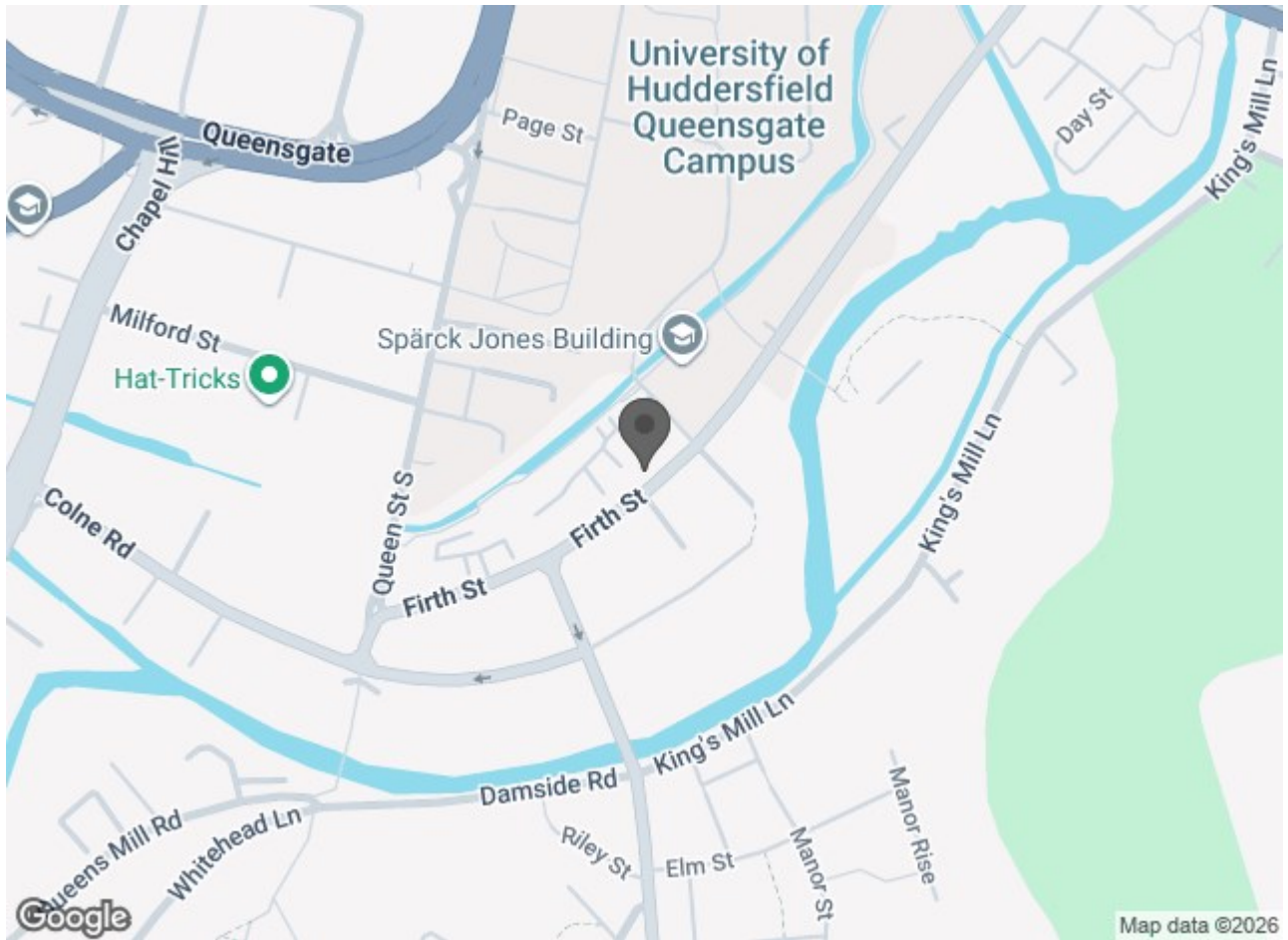
Bedroom



A double bedroom, set to the front of the property, and has lots of light from an arched, glazed window and exposed stone surround. There is a wall-mounted, Consort electric wall heater, three wall light points, a TV aerial point and, to the alcove, fitted, sliding wardrobes with various hanging rails and shelving options.

**1535 Firth Street,
Huddersfield,**

Directions



**1535 Firth Street,
Huddersfield,**

Lettings Disclaimer - As part of our application process, fees are not charged for a reference, the tenancy administration and the inventory check, however a holding deposit maybe required. Then if successful this will be deducted from the Rent and Deposit that will be payable before the tenancy is due to start. Please contact us for full details before you make any decision about this property or before you decide to view this property. While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. 1 Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. 2 These particulars do not constitute part or all of an offer or contract. 3 Photographs and plans are for guidance only and are not necessarily comprehensive. 4 The approximate room sizes are only intended as general guidance. You must verify the dimensions to satisfy yourself of their accuracy. 5 You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.