



## 189 The Melting Point, Commercial Street, Huddersfield

A stylish and contemporary two-bedroom third floor apartment occupying a prime location central to Huddersfield town centre, the university and train station. The much-admired scheme offers gated secure parking and on-site gym facilities. The accommodation briefly comprises entrance hallway, living dining kitchen space, two bedrooms, ensuite and bathroom. Offered for sale with no upper chain this offers a great opportunity for those down size, establish a base, first time buyers and buy to let investors. With lift access to the third floor, intercom buzzer and a private post box the property at a little over 654 square feet offers good sized and flexible accommodation and internal inspection is recommended.

### Holmfirth

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### Slaithwaite

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## Accommodation



### Entrance Hall

A welcoming space with mirrored storage and home to the property's heating system the hall gives access to the bedrooms, bathroom and living space.

### Living / Dining / Kitchen

A pleasantly spacious area giving obvious separation to the overall living space.

### Kitchen / Dining Area 12'6" x 7'1"

The kitchen has units to the high and low level, integral appliances including oven, microwave, hob, dishwasher and fridge. The units with sink unit separate the kitchen area from the dining area with its vinyl flooring and space for a dining table.



**Lounge Area 12'4" x 12'2"**

There are inset spotlights. The living space enjoys an appealing outlook courtesy of the glazed double doors which has a Juliet balcony.

A Japanese style sliding door can open from the living space to extend the area if required and this opens into the second bedroom/office.



**Bedroom 1** 12'3" x 9'7"

A double bedroom with inset spotlight, wall mounted heater and double-glazed window.

**En-suite** 6'4" x 5'5"

With walk in shower area, basin and low level WC. The room has inset spotlights, an extractor fan.



**Bedroom 2 / Office** 8'11" x 8'3"

A more compact double bedroom with inset spotlight, wall mounted heater and double-glazed window. The current owner uses this as an office and as previously mentioned this room can open up to extend the living space.



**Bathroom**

**Bathroom** 8'1" x 6'8"

Offering a three-piece suite in white with WC, basin and bath with shower attachment. The room has inset spotlights and an extractor fan.



**Communal Entrance**



**External**

The property has an allocated parking space accessed via a remote security gate and there are communal grounds.

**Tenure**

Leasehold property with a 999 year lease from outset and we are informed it has 974 years remaining. The vendor informs us that the service charge is £1,343.64 per annum and the building insurance is a further £1,219.23 per annum. Ground rent is TBC.

**Additional Information**

Energy rating 76 (Band C), Council tax band A. Our online checks show that Fibre to the Cabinet broadband (FTTC) is available and mobile coverage is good with a range of suppliers.

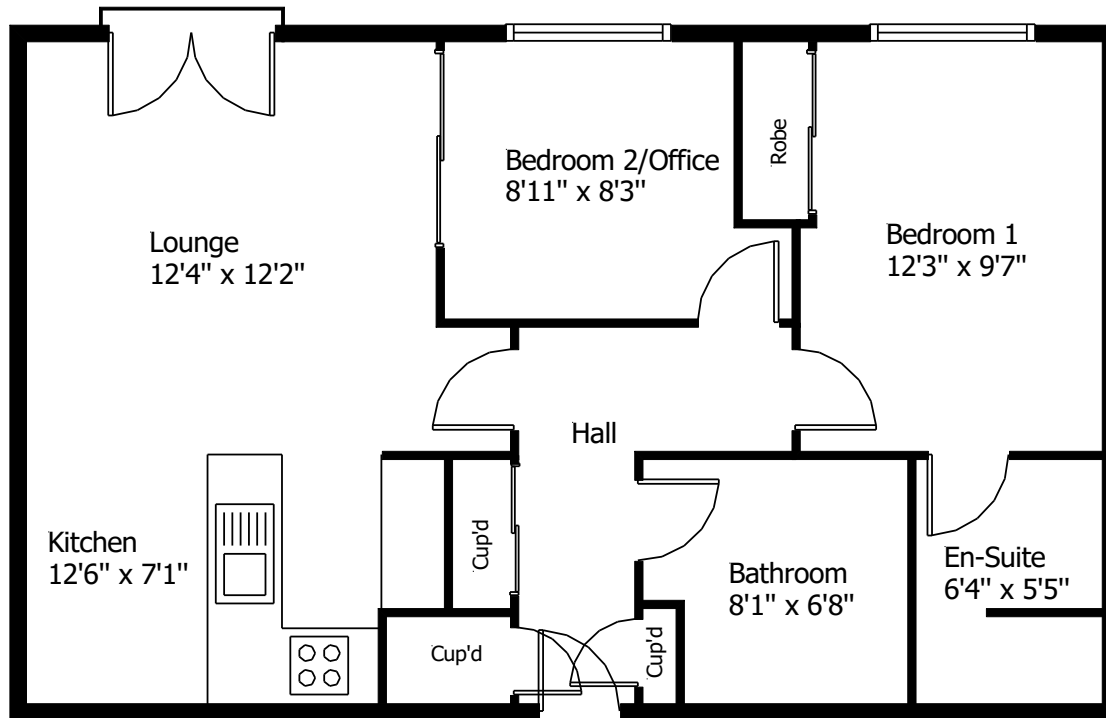
**Viewing**

By appointment with Wm Sykes & Son.

### Directions

Proceeding up Chapel Hill turn right onto Colne Road and follow the one way system onto Queen Street South taking the right-hand lane onto Firth Street. The Melting Point is on the left-hand side.

## Apartment 189, The Melting Point, Commercial Street, Huddersfield



This floor plan is for illustrative purposes only and may not be to scale.  
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