

OFFERS IN THE REGION OF

£145,000

The Melting Point

Huddersfield, HD1 3BB

PROPERTY SUMMARY

Welcome to Apartment 50, a stunning 2 bedroom duplex penthouse located in the desirable gated development of The Melting Point on Firth Street, Huddersfield. This modern apartment offers a perfect blend of style and comfort, making it an ideal choice for those seeking a contemporary living space. There is a tenant in the property paying £950pcm, making it a viable investment opportunity with a gross annual yield of approximately 8%. The current tenancy ends in March 2026.

Residents of this exclusive development benefit from access to an onsite gym plus parking for one vehicle, providing ease and security for your transportation needs. The Melting Point is a popular and desirable development located within easy reach of Huddersfield Town Centre, within walking distance of the University and close to the railway and bus station. It is also within a close proximity to the M62 and M1 motorway links.

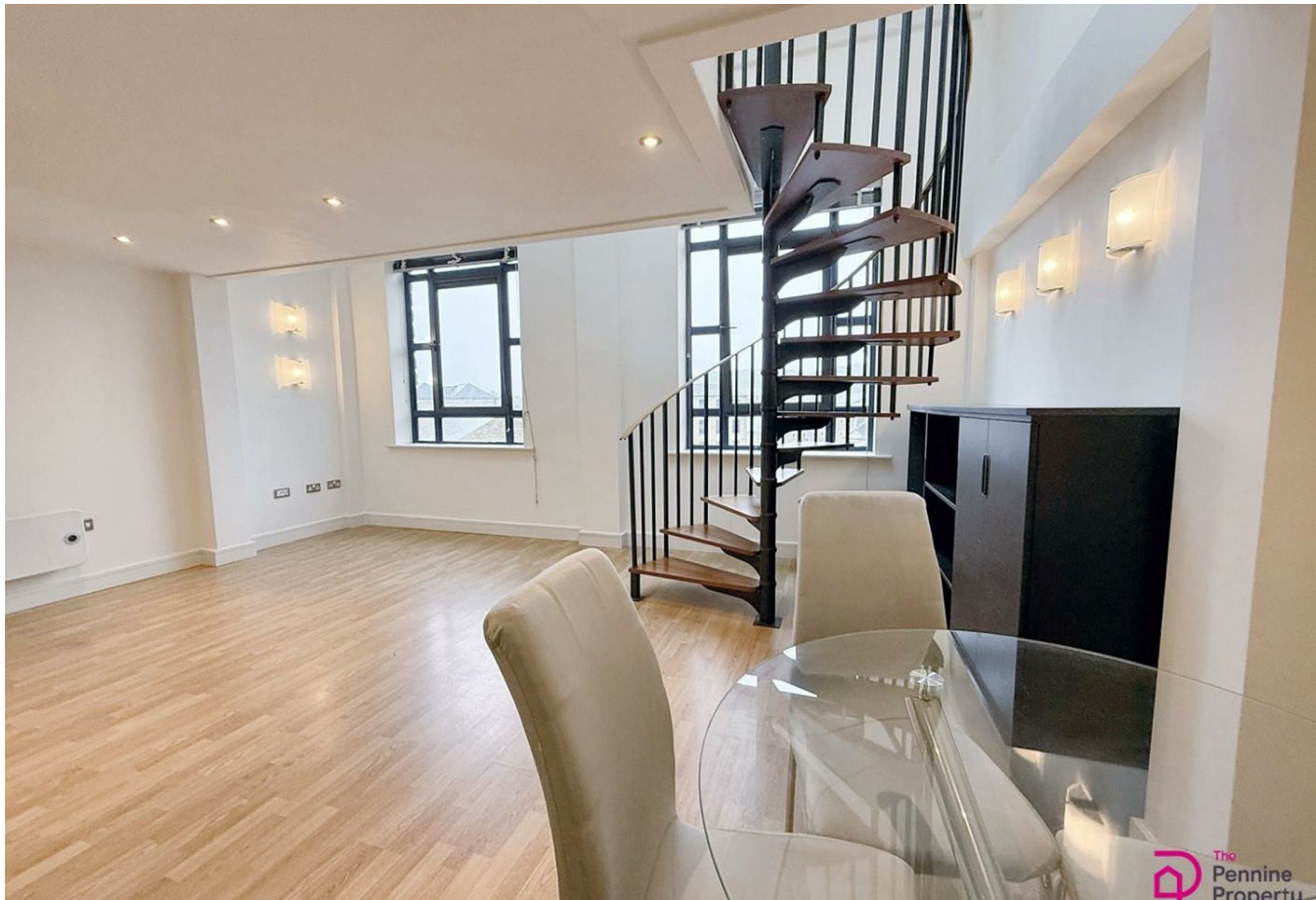
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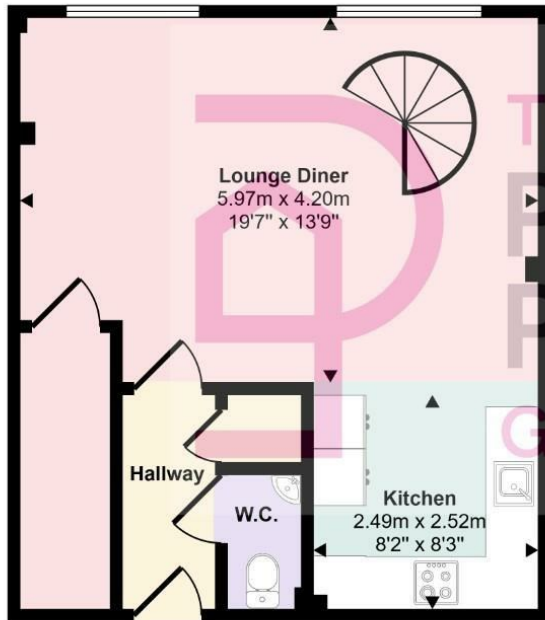


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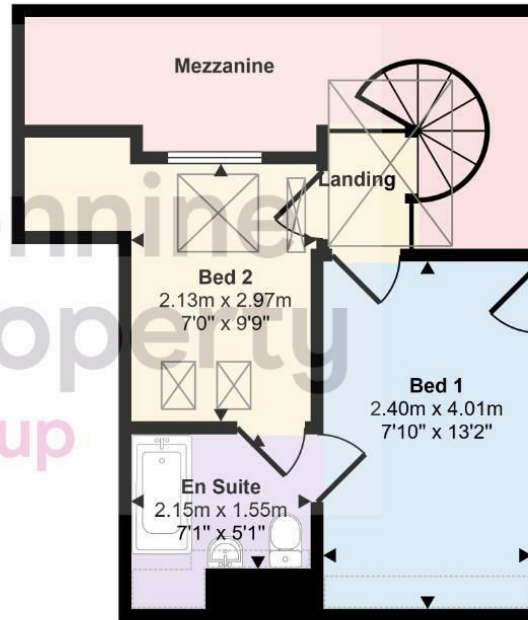




Approx Gross Internal Area
64 sq m / 691 sq ft



Ground Floor
Approx 41 sq m / 437 sq ft



First Floor
Approx 24 sq m / 255 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY
Kirklees

TENURE
Apartment

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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