

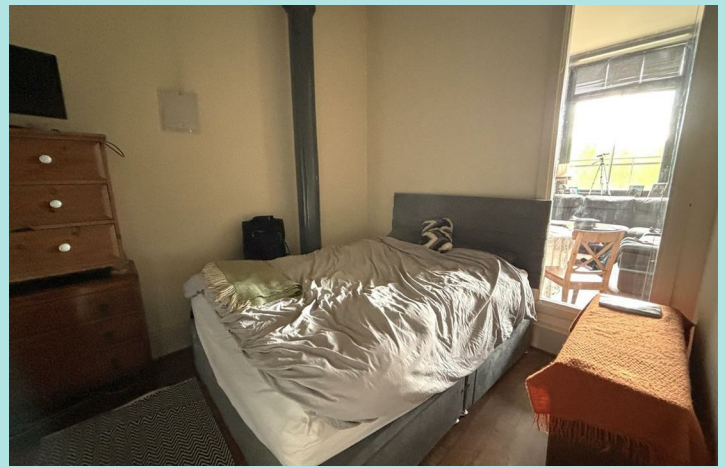


## 18 Mill Royd Mill, Huddersfield Road

Brighouse, HD6 1PB

Offers In Excess Of £80,000 Leasehold





Offered to CASH BUYERS ONLY, this spacious first floor apartment is located within the ever popular Mill Royd Mill, close to the centre of Brighouse, and would be an ideal rental prospect. The apartment enjoys an open plan living kitchen, South facing balcony, mezzanine level, two bedrooms and a bathroom. In addition, it benefits from an intercom entry system and an allocated parking space within an electric gated car park.

Apartments within the development also enjoy unlimited use of an excellent range of leisure facilities including: a 12.5-meter swimming pool, jacuzzi and sauna area and a fully fitted modern gym that has recently been refurbished and now features a new air conditioning system. With a lift to all floors.

### Location

Mill Royd Mill is conveniently located within walking distance of Brighouse town centre which enjoys numerous amenities including local shops, cafes, bars & restaurants. The town benefits from both a bus and railway station (with a direct service to London), and offers excellent further commuter links via easy access to the M62. With highly regarded local schools, parks, a leisure centre and more, it is an extremely popular residential location.

### Accommodation

Apartment 18 is located on the first floor, to the left from the top of the stairs / from the lift. From the entrance hall, the principal bedroom is on your left with borrowed light via a large picture window to the living area. On your right, the bathroom enjoys part tiled walls, uPVC panelled ceiling with recessed spotlights, an illuminated mirror, heated towel rail and a white suite comprising: WC, wash hand basin set to a vanity unit, and panelled bath with overhead shower attachment and glass shower screen. The adjacent second bedroom again benefits from borrowed light and is currently used for storage.

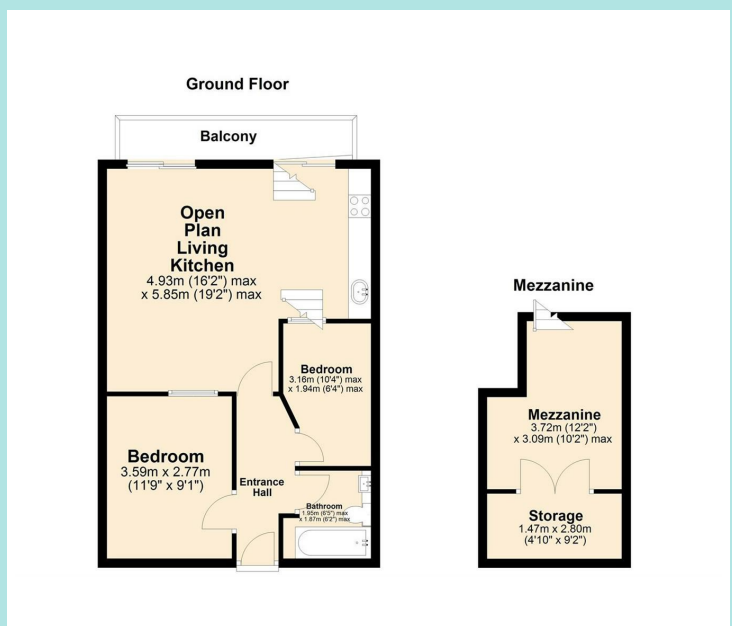
The spacious open plan living kitchen features exposed beams and brickwork and is flooded with natural light via two sets of sliding glazed doors leading out to the South facing decked balcony which is accessed via metal ladder style stairs. The kitchen offers a range of base, wall and drawer units with complementary worksurfaces incorporating an inset bowl sink and drainer with mixer tap, electric oven and four-ring hob with extractor above. A further set of metal ladder style stairs leads up to the mezzanine level (with restricted head height), which is ideal as an occasional bedroom, storage or office space. Double doors open to a useful storage area which houses the efficient Electra flow thermal store hot water tank installed by the current owner in 2022.

Externally, electric gates access the car park and the apartment enjoys one an allocated parking space.

### Lease Details

The property is Leasehold on a 999 year term from 1st July 2003.  
Annual Service Charge 1st January to 31st December 2025: £3,054.36.  
Annual Ground Rent: £323.32

Council tax band: B  
EPC rating: C  
Ground rent: £323.32  
Service charge: £3,054.36



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