

Peter David

Properties Ltd

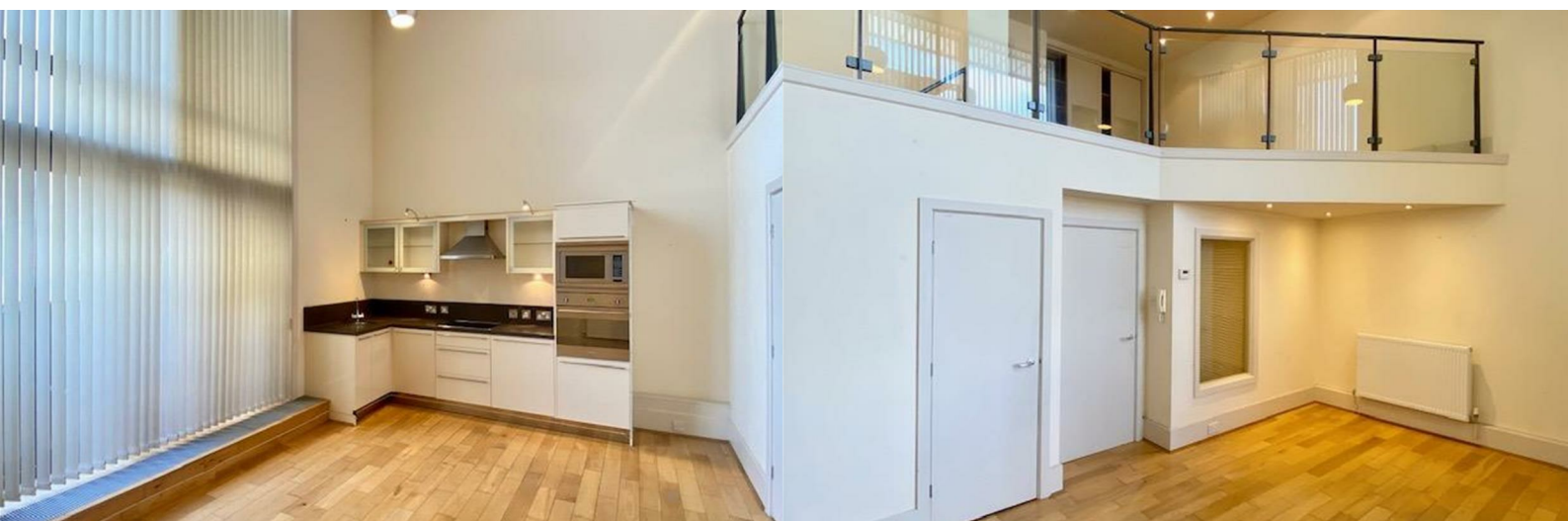
Residential Sales and Lettings



Apt 118, Millroyd Mill

Brighouse, HD6 1PR

Offers In The Region Of £115,000



Apt 118, Millroyd Mill

Huddersfield Road, Brighouse, HD6 1PR

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Situated in Millroyd Mill in Brighouse, this exquisite penthouse apartment offers a unique blend of modern living and luxurious comfort. Spanning two floors, this top-floor residence is accessible via a convenient lift, ensuring ease of movement throughout the property.

Upon entering, you are greeted by a spacious open-plan living area that is both stylish and well-presented, making it an ideal space for entertaining guests or enjoying quiet evenings at home. The living area seamlessly flows into a contemporary kitchen, creating a harmonious environment for both cooking and socialising.

This penthouse features two bedrooms, each designed with comfort in mind. The two bathrooms are thoughtfully appointed, providing convenience and privacy for residents and visitors alike.

One of the standout features of this property is the balcony, which offers far-reaching views of the surrounding area, perfect for enjoying a morning coffee or unwinding after a long day.

In addition to the impressive internal accommodation, residents will benefit from a range of leisure facilities, including a gym, sauna, and swimming pool. These amenities provide an excellent opportunity for relaxation and fitness, enhancing the overall living experience.

This penthouse apartment is a rare find in Brighouse, combining modern elegance with practical living spaces. It is an ideal choice for those seeking a stylish home with exceptional amenities. Offered to the market with no onward chain, don't miss the chance to make this remarkable property your own.

****This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Communal Entrance Space

Secure external door with fob entry and intercom entry for visitors leading into the communal entrance with flagstone floored foyer with post boxes, industrial steel stairway and a glass lift to all floors.

Internal Entrance Hall

The entrance hallway on the seventh floor provides access to the living accommodation and has laminate flooring and benefiting from a central heating radiator.

Open Living Space

With double height ceilings and an over sized glass frontage spanning the full height of the apartment, this breath-taking space provides a stunning space in which to relax and entertain. With laminate flooring and neutral colour scheme, there is an abundance of natural light flooding the space. Pendant lighting from the ceiling adds a stylish touch and the integrated kitchen has fitted cream cupboards with an oven, hob, and sink, as well as space for a fridge freezer and plenty of storage space. There is also a useful understairs storage space which currently houses a washing machine.

Balcony

Accessed through patio doors from the living space, the balcony makes the most of the views over Brighouse and the Canal.

Ground Floor Bedroom

A double bedroom with through by light window into the living space and ceiling spotlights, as well as a wall mounted radiator.

Shower Room

A ground floor shower room with a corner shower, w/c, and hand basin which is tastefully tiled with ceiling spotlights.

Master Mezzanine Bedroom

On the first floor of the apartment, with a balcony overlooking the living space, this stunning bedroom suite makes the most of the far-reaching views. With built in wardrobes and cupboard space and access onto the en-suite.

En-Suite

With a bath tub, over bath shower, hand basin and w/c.

Leisure Facilities

Millroyd Mill benefits from a residents only swimming pool with sauna and jacuzzi, as well as a fully kitted out gym.

External

With remote controlled entrance gate which leads to the allocated parking space and visitor spaces.

Directions

For Satnav please use the postcode HD6 1PR

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions

carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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SHOWER ROOM
2.2m x 1.3m
7'3 x 4'3

BEDROOM TWO
3.2m x 2.2m
10'6 x 7'3

HALLWAY

STAIRS

STAIRS

OPEN PLAN LIVING
5.8m x 3.9m
19' x 12'10

BATHROOM
2.1m x 2.0m
6'11 x 6'7

STORAGE

WARDROBE

BEDROOM ONE
3.6m x 3.0m
11'10 x 9'10

STAIRS

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p>			
<p>(92 plus) A</p>			
<p>(81-91) B</p>			
<p>(69-80) C</p>			
<p>(55-68) D</p>			
<p>(39-54) E</p>			
<p>(21-38) F</p>			
<p>(1-20) G</p>			
<p>Not energy efficient - higher running costs</p>			
England & Wales		EU Directive 2002/91/EC	

60	61
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Environmental Impact (CO ₂) Rating		Current		Potential	
Current	Potential	Current	Potential		
<p>Very environmentally friendly - lower CO₂ emissions</p>					
<p>(92 plus) A</p>					
<p>(81-91) B</p>					
<p>(69-80) C</p>					
<p>(55-68) D</p>					
<p>(39-54) E</p>					
<p>(21-38) F</p>					
<p>(1-20) G</p>					
<p>Not environmentally friendly - higher CO₂ emissions</p>					
England & Wales		EU Directive 2002/91/EC			

These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.