



Flat 71, Horsforth Mill, Low Lane, Horsforth, LS18 4GS

£1,150pcm. Refundable Tenancy Deposit £1,326.00 Leasehold

Holroyd Miller have the pleasure in offering to let this spacious and well-presented executive fifth floor apartment with views over adjoining woodland. Allocated Parking. Viewing Essential.



Communal Entrance Hall

Impressive communal entrance and areas with postboxes, stair and lift access to all levels

Entrance Hall

Having video security intercom system, engineered oak flooring, fitted storage unit and two store cupboards (one housing the washing machine)

Open Plan Living/ Kitchen Area

23' 2" x 17' 7" (7.06m x 5.36m)

An impressive room having double glazed window and patio doors leading onto balcony which overlooks adjacent woodlands, space for dining table, high quality fitted kitchen with a range of modern white soft closing wall and base units, complementary worksurfaces, electric hob, integrated microwave and oven, sink unit, integrated dishwasher and fridge/freezer, LED Lighting



Shower Room

Stunning shower room with double walk in shower with sliding door, white part tiled walls, pedestal wash hand basin, low flush W.C, light up mirror, LED lighting to ceiling and extractor fan

Bedroom

11' 1" x 16' 2" (3.38m x 4.93m)

Master bedroom being neutrally decorated with window overlooking the adjacent woodland, having a quadruple fitted wardrobe with draws.





Outside

Situated on the fifth floor of this historic former Mill, the property is accessed by remote control gates and has secured allocated parking, communal bin and bike store, impressive communal areas and grounds

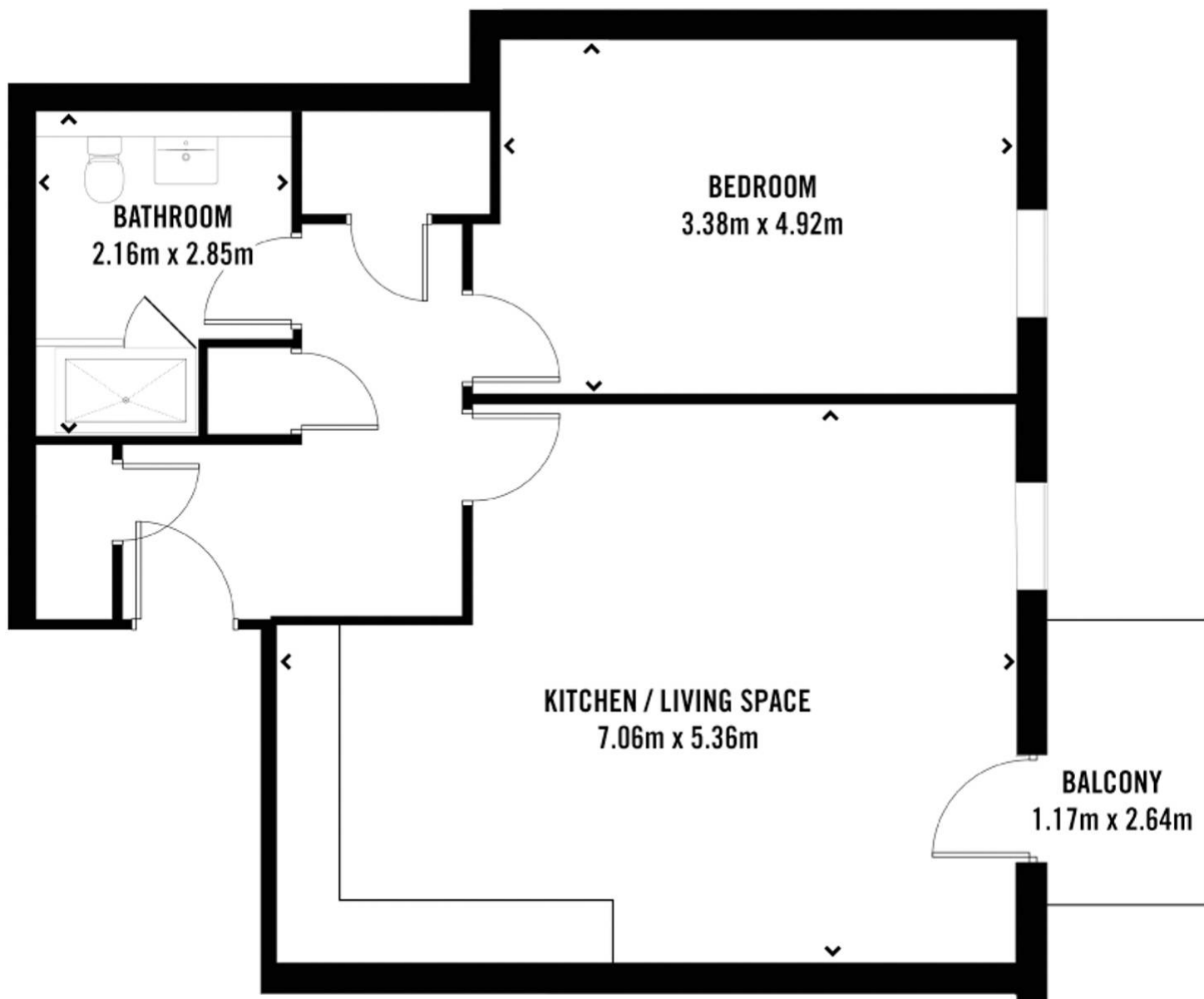
Material Information

Council Tax Band B EPC Rating B

Date Available: October 2026 Subject to References

Property Type: Purpose Built 5th Floor One Bed Apartment
Holroyd Miller understand that the electric and water supply are mains supplied. Holroyd Miller understand that the water is on a meter. Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £265.00 During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement. Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred Any other permitted payments, not included above, under the relevant legislation including contractual damages.



Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.