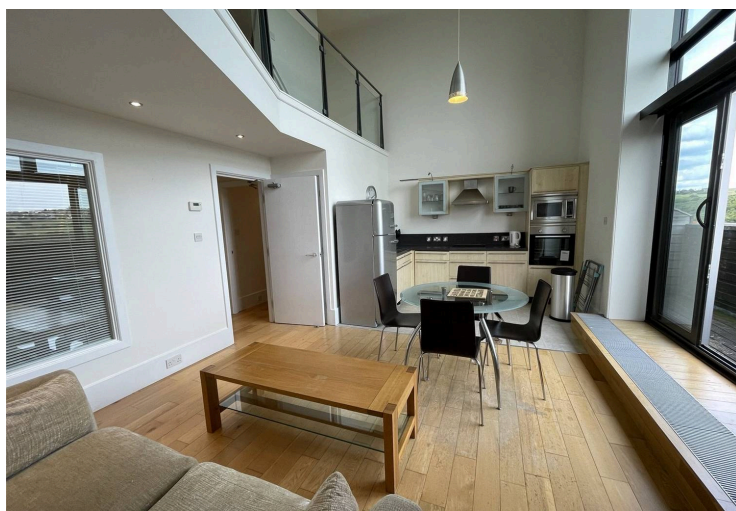




Apt 122 Millroyd Mill Huddersfield Road, Brighouse - HD6 1PR

Rent £950 pcm Refundable Tenancy Deposit £1096.00

Holroyd Miller have pleasure in offering to let this well presented two bedroom apartment with master bedroom Mezzanine level bedroom with en-suite. Offered part furnished. Allocated parking.



Communal Entrance and Development

Gated development with allocated parking space, lift serving all levels

Entrance Hall

Private entrance hall with intercom

Bedroom 9' 0" x 8' 10" (2.74m x 2.70m)

Good sized bedroom with radiator and window into lounge, with bedframe

House Shower Room

House shower room with walk in double corner shower cubical, back to wall low flush W.C, hand basin, fully tiled, spotlights to ceiling, chrome heated towel rail

Lounge & Kitchen 13' 5" x 28' 10" (4.08m x 8.78m)

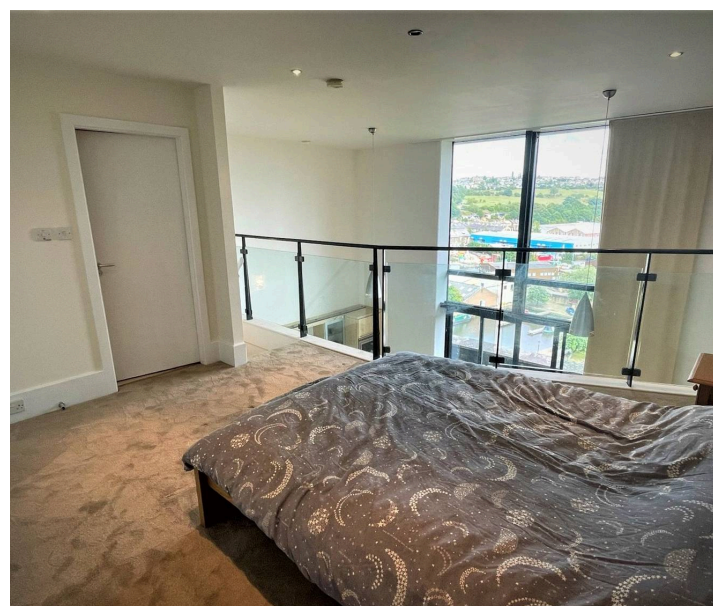
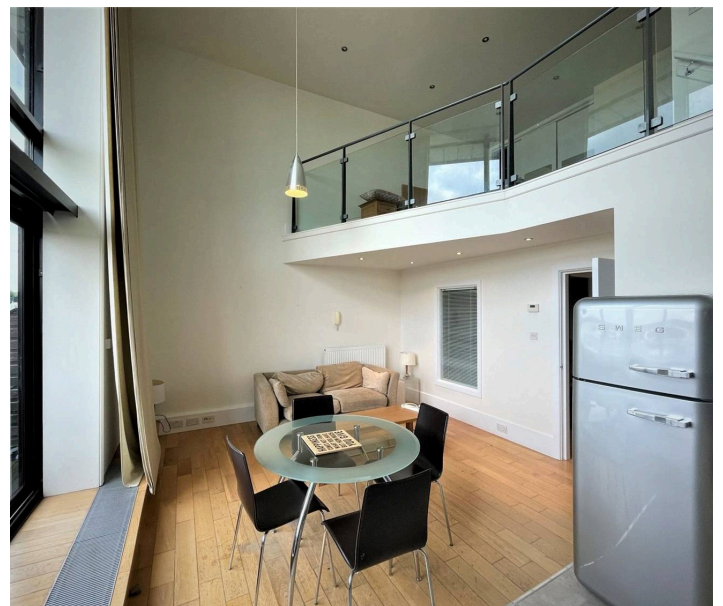
With full length floor to ceiling windows and patio door making this a light and airy room, proving access to balcony. Wood effect fronted wall and base units with contrasting worktops, sink unit, electric hob with extractor over, integrated oven and microwave, extractor hood, freestanding Smeg fridge/freezer, opening to lounge area. Boiler cupboard housing cylinder. Security Intercom. Radiator

Balcony

With Marina views

Mezzanine Bedroom 14' 3" x 21' 3" (4.35m x 6.48m)

Measurement at widest point including stairs. A good-sized room having glass balcony overlooking the lounge area, bed frame included, fitted wardrobes and leading to....





En-Suite

Being fully tiled and having a white suite comprising jacuzzi style bath, back to wall W.C, vanity style hand basin, bath with shower over.

Material Information

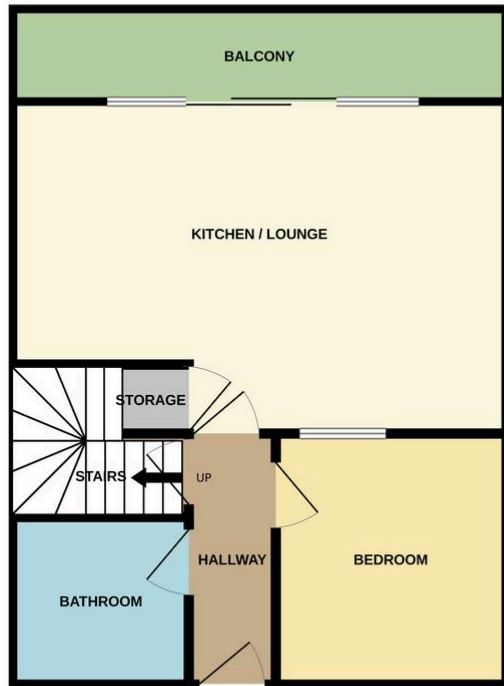
Council Tax Band D EPC Rating C Date Available: Mid August 2026 subject to references Property Type: Penthouse Apartment Holroyd Miller understand that the electric and water supply are mains supplied. Please note that there is no gas supply at the Property. Holroyd Miller understand that the water is on a meter. Please note that the gas and electric meters are pre-paid Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

Material Information Continued

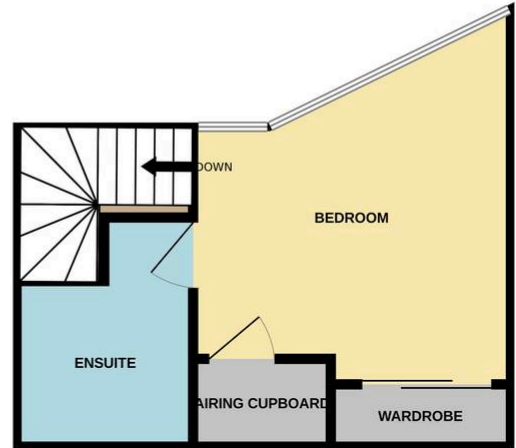
As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equaling £219.00 During The Tenancy 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.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.