

## Apt 115, Millroyd Mill Huddersfield Road, Brighouse - HD6 1PR

£950 PCM Leasehold

Holroyd Miller have pleasure in offering to let this stunning two bedroom duplex penthouse apartment situated in this historic and sought after development of "Mill Royd Mill" located within walking distance of Brighouse with its excellent restaurants and amenities.



**Communal Entrance**

**Private Entrance Hall**

With entrance door, stair case leading to mezzanine bedroom, understair storage cupboard.

**Bedroom**

10' 10" x 7' 4" (3.30m x 2.24m)

Double bedroom with radiator and through by light window

**Shower Room**

Furnished with a modern suite comprising corner shower cubical, pedestal wash hand basin, low flush w.c, being fully tiled

**Kitchen & Lounge Area**

12' 11" x 19' 0" (3.94m x 5.80m)

Open plan contemporary living/ dining and kitchen area with patio doors leading onto balcony. Kitchen appointed with a range of cream gloss front wall and base units, contrasting worktops, inset sink unit with mixer tap, integrated oven and hob with extractor hood over, microwave, laminate wood flooring, feature radiator, space for dining table and lounge. Store cupboard with washing machine

**Balcony**

Full length balcony with far reaching views

**Mezzaine Bedroom**

12' 5" x 12' 0" (3.78m x 3.66m)

excluding recess. With glass balustrade overlooking living and kitchen area, builtin wardrobes, radiator and downlighting





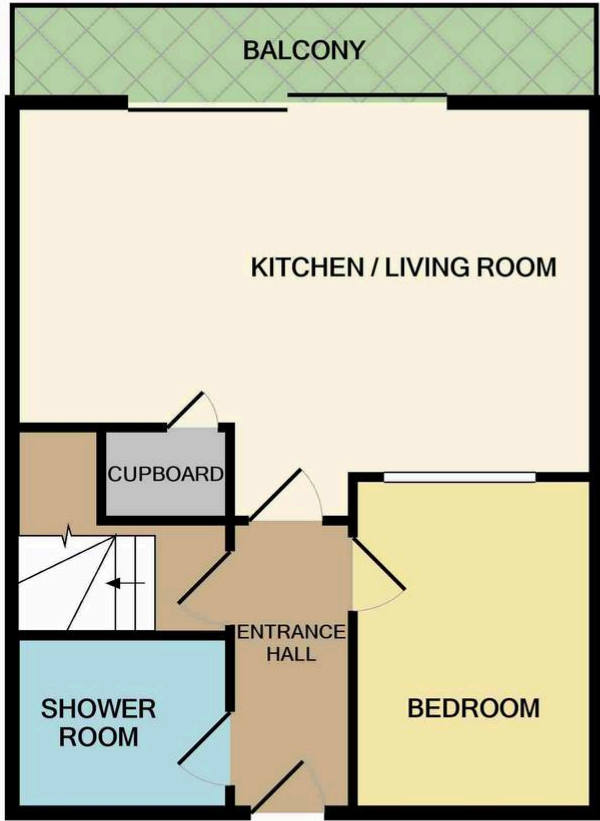
### En-Suite Bathroom

Being fully tiled and fitted with a modern suite comprising back to wall w.c, vanity style hand basin, bath with shower over and downlighting to ceiling.

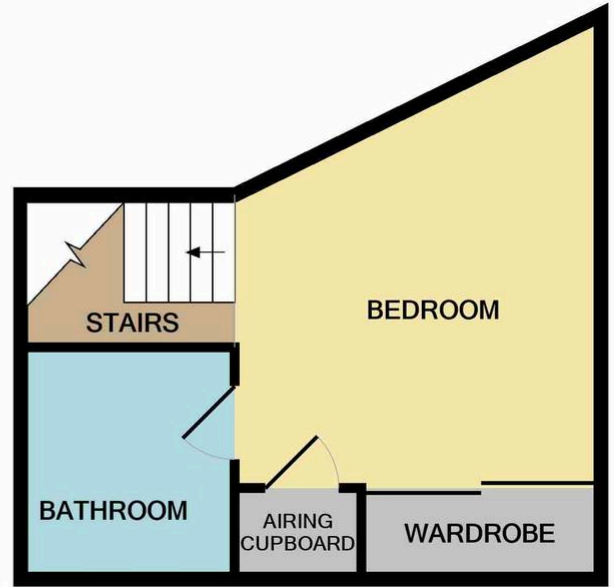
### Material Information

Rent £950.00 A Refundable Tenancy Deposit £1096.00 Council Tax Band D EPC Rating D Date Available: July 2026 subject to references and obtaining relevant safety certificates. 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 £219.00 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.





GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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