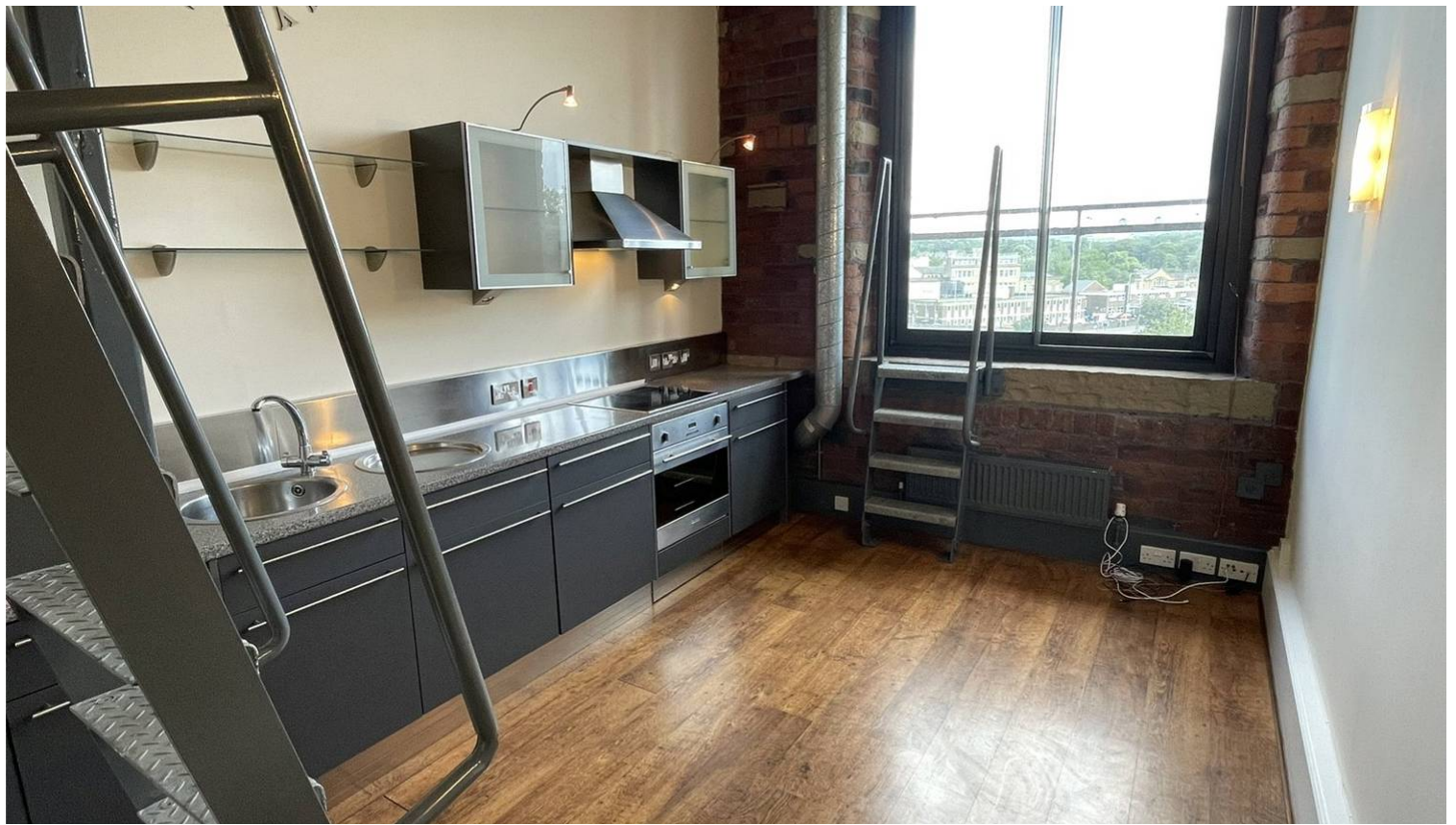




Apartment 63, Millroyd Mill Huddersfield Road, Brighouse - HD6 1PR

£675 pcm Refundable Tenancy Deposit £778.00

Holroyd Miller have pleasure in offering to Let this one bedroom apartment with Mezzanine storage level with balcony within this historic and sought after development of "Mill Royd Mill". With Allocated Parking and access to onsite gym.



Communal Entrance

With contemporary feel, lift and stair access to all levels

Private Apartment Entrance

With entrance door and providing access to all rooms

House Bathroom

Being part tiled and fitted with a modern suite comprising back to wall W.C, feature glass bowl hand basin, bath with shower over, downlights to ceiling

Bedroom

5' 10" x 8' 9" (1.78m x 2.67m)

Double bedroom with radiator and through by light window

Lounge/ Kitchen Area

9' 11" x 16' 6" (3.02m x 5.03m)

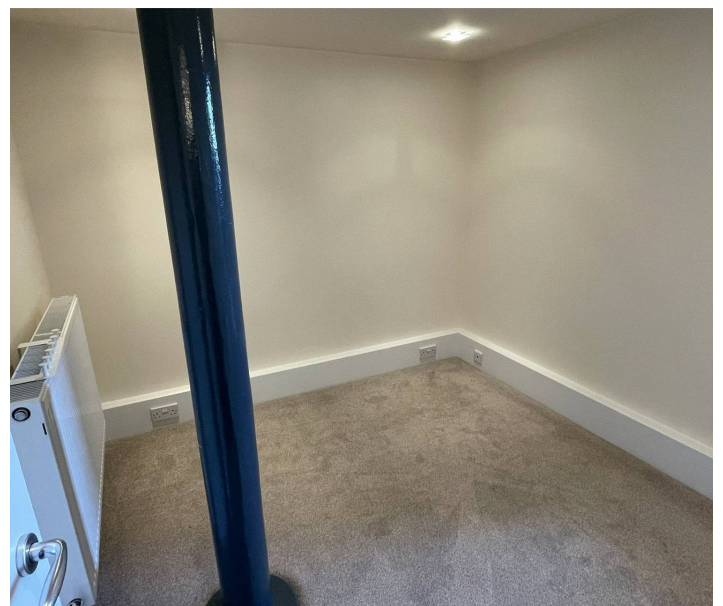
(Maximum Measurement) Kitchen fitted with a range of grey wall and base units, oven, hob and extractor over, integrated fridge with freezer compartment, washer dryer, stainless steel circular sink and drainer, stairs lead to mezzanine storage level, exposed brick wall, steps leading to...

Balcony

Balcony overlooking the canal

Outside and Complex

The development is gated and the property has an allocated parking space. The complex has an onsite gym.





Material Information

Council Tax Band A

EPC Rating C

Date Available: Please contact the office to discuss availability

Property Type: One bedroom converted apartment

Holroyd Miller understand that the electric and water supply are mains supplied. Please note that the building does not have a gas supply.

Holroyd Miller understand that the water is on a meter. Broadband and Mobile Signal Coverage can be checked <https://checker.ofcom.org.uk/>

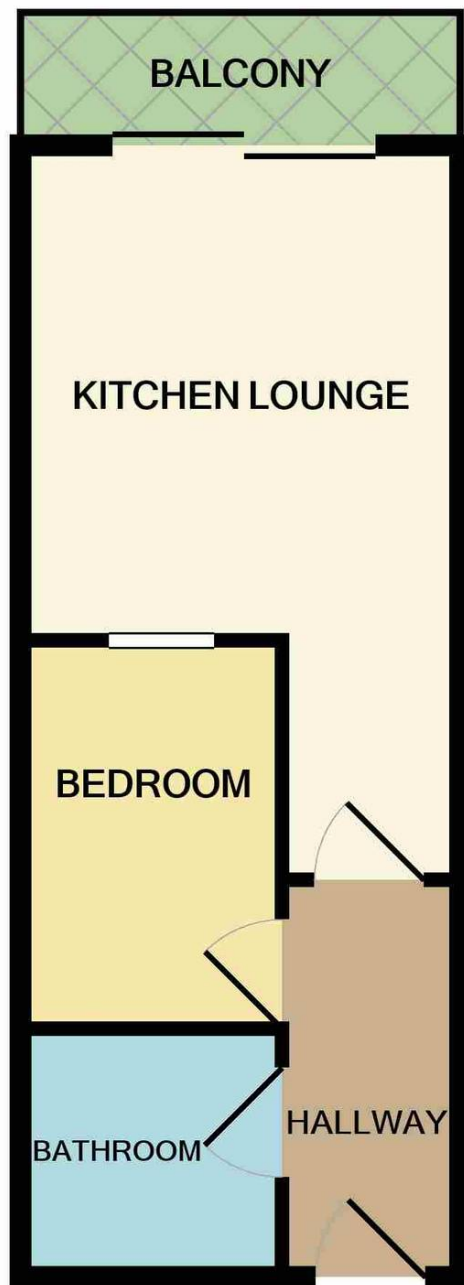


As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments Before the Tenancy Starts payable to Holroyd Miller 'The Agent' Holding Deposit: 1 Week's Rent equalling £155.00

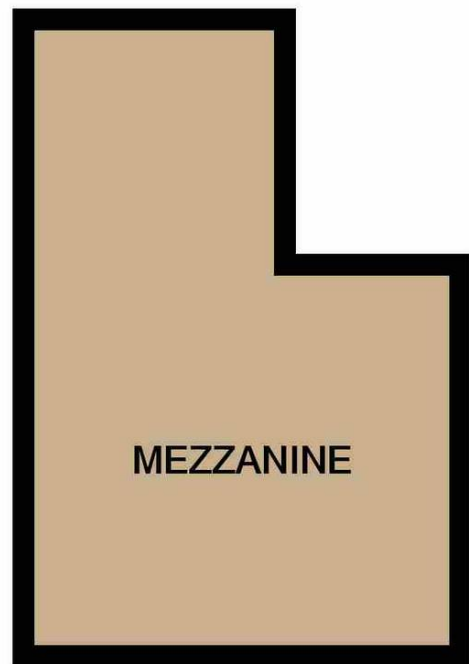
During The Tenancy payable to the Agent/ landlord Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

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 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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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.