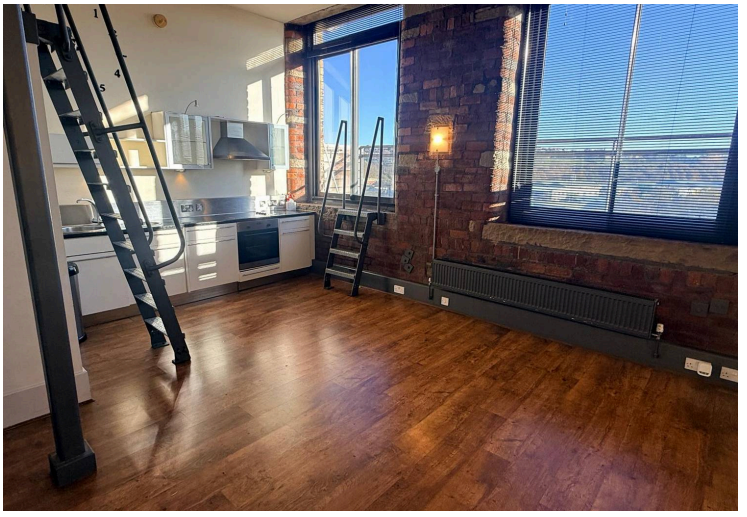


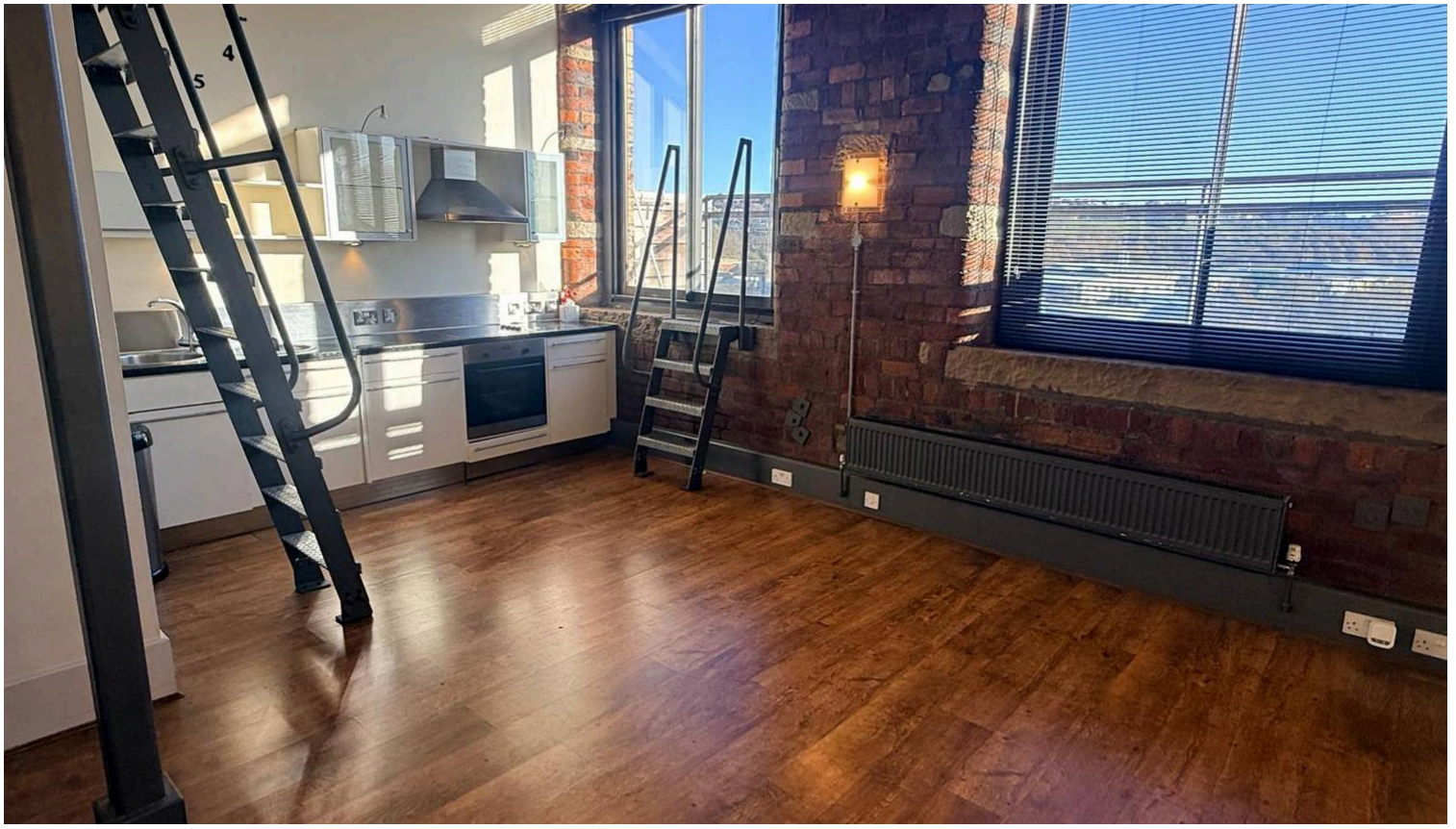




Apt 69, Millroyd Mill Huddersfield Road, Brighouse - HD6 1PR

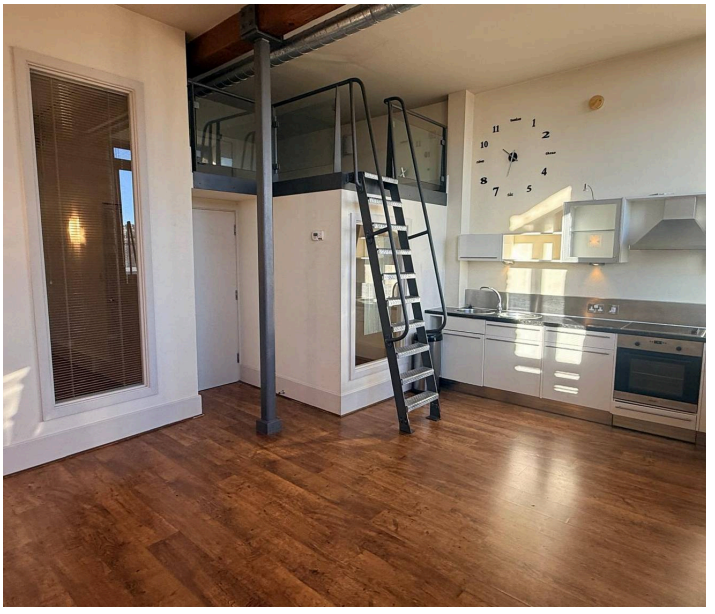
£795.00pcm Refundable Tenancy Deposit £917.00

Holroyd Miller have pleasure in offering to Let furnished fourth floor two bedroom apartment, having stunning views of the canal and the surrounding countryside. Secure allocated parking with one allocated parking space.



Private Entrance Hall
Having laminate wood flooring and being neutrally decorated, intercom telephone

Lounge/ Kitchen Area
13' 10" x 17' 11" (4.22m x 5.46m)
Having exposed brick wall central heating radiator, high windows making this light and airy room, steps lead to balcony, and further steps lead to mezzanine storage area. Kitchen area having a range of cream gloss wall and base units, sink and drainer, fridge with freezer compartment, washer dryer, electric oven, hob and extractor fan



Balcony
Providing far reaching views

Bedroom
7' 9" x 13' 6" (2.36m x 4.11m)
Master bedroom with laminate floor and being neutrally decorated



Bedroom
6' 1" x 10' 0" (1.85m x 3.05m)
Bedroom with glass paneling with glass panel overlooking kitchen area

House Bathroom
With white suite comprising, bath with shower over, w.c, hand basin, complimentary tiling





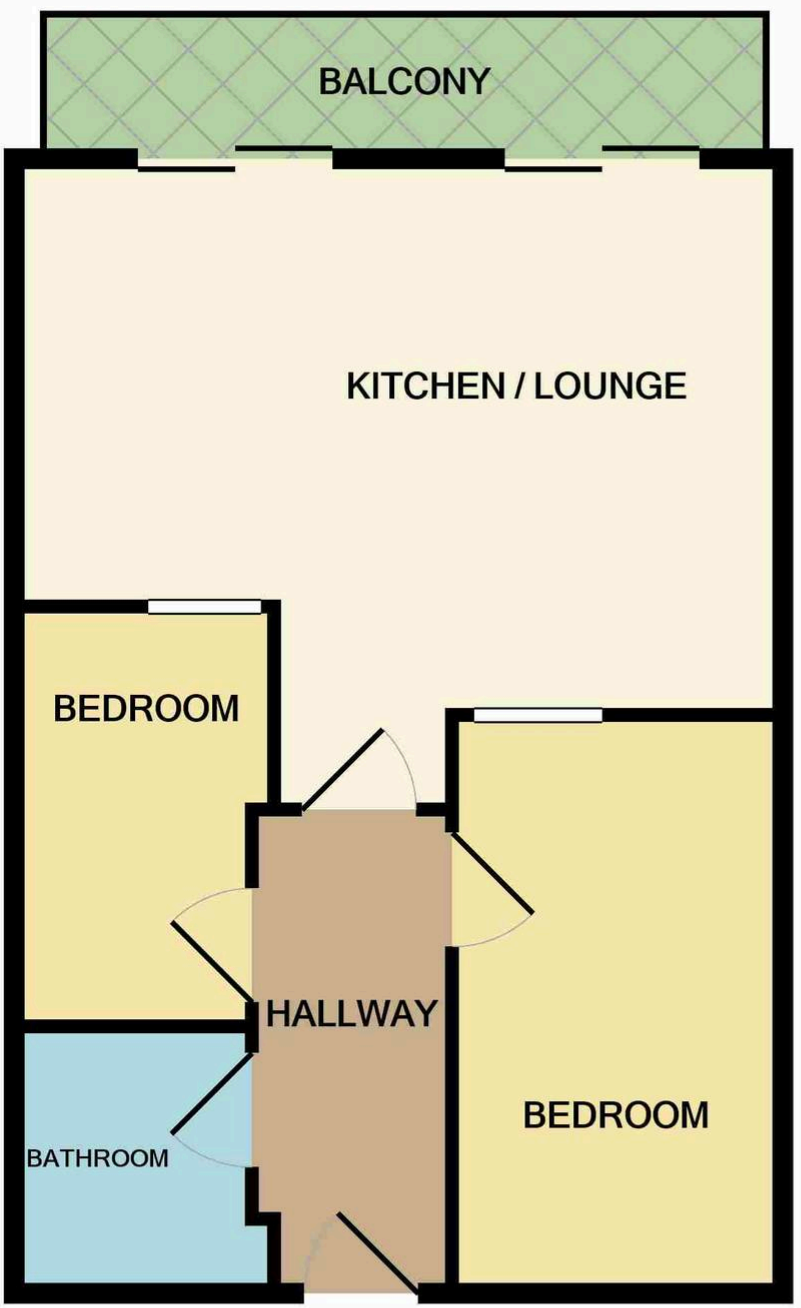
Communal Grounds and Development.
The development is gated, and the property has an allocated parking space. Communal entrance with stairs and lift servicing all levels

Material Information
Council Tax Band B EPC Rating C Date Available: Immediately Subject to References Property Type: Two Bedroom Apartment - Converted

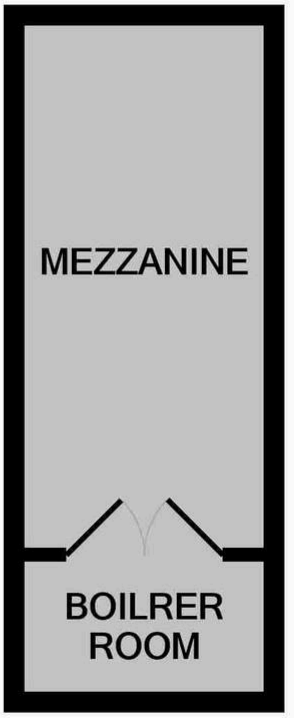
Holroyd Miller understand that the electric and water supply are mains supplied. Holroyd Miller understand that the water is on a meter. Broadband and Mobile Signal Coverage can be checked https://checker.ofcom.org.uk/

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 £183.00 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.