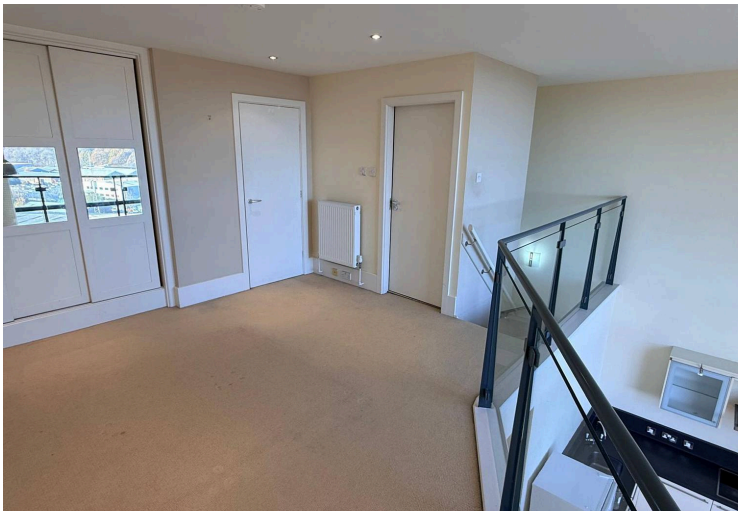






Apt 123, Millroyd Mill Huddersfield Road, Brighouse - HD6 1PR

£950 pcm Refundable Tenancy Deposit £1096.00

Holroyd Miller have pleasure in offering to let this spacious two bedroom two bathroom penthouse apartment, having mezzanine bedroom over looking lounge/ kitchen. Allocated parking within the gated development.



Communal Entrance and Development Gated development with allocated parking space, lift serving all levels

Entrance Hall
Private entrance hall with intercom, stairs leading to mezzanine level accommodation

Bedroom
7' 3" x 9' 7" (2.20m x 2.92m)
Good sized bedroom with radiator and window into lounge

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
19' 2" x 13' 5" (5.84m x 4.10m)
(Including storage cupboard under stairs) With full length floor to ceiling windows and patio door making this a light and airy room, proving access to balcony. Cream gloss fronted wall and base units with contrasting worktops, inset sink unit, electric hob with extractor over, integrated oven and microwave, extractor hood, freestanding fridge/freezer, opening to lounge area. Boiler cupboard housing cylinder. Security Intercom. Radiator.

Balcony

Mezzanine Bedroom
11' 9" x 17' 0" (3.58m x 5.18m)
(Maximum Measurement) A good-sized room having glass balcony overlooking the lounge area, fitted wardrobes and leading to....









En-suite

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

Material Information

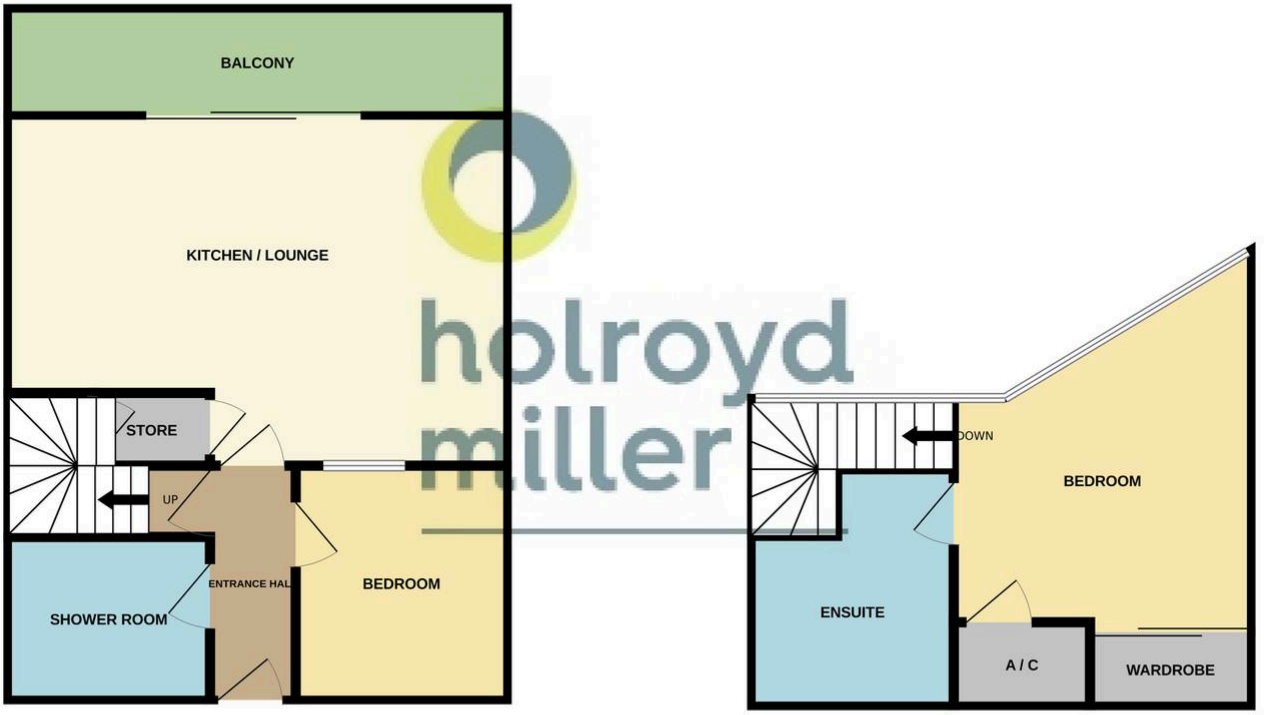
Council Tax Band D EPC Rating C Date Available: Immediately Subject to References Property Type: Penthouse Mezzanine Apartment with allocated parking Holroyd Miller understand that the electric and water supply are mains supplied. Holroyd Miller understand that the water is on a meter. Broadband and 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 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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