

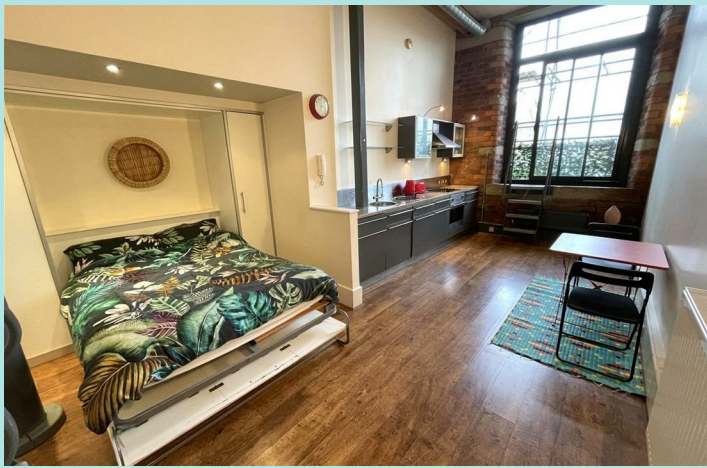


Apartment 6 Mill Royd Mill, Huddersfield Road

Brighouse, HD6 1PB

£60,000 Leasehold





A fantastic opportunity has arisen to purchase this first floor apartment located within the ever popular Mill Royd Mill, close to the centre of Brighouse. Offered to the market on an investment basis with a tenant in situ with a current passing rent of £550 pcm. This equates to a yield of 11% at the advertised sale price. This flat was originally designed as a 1 bedroom apartment but was developed as a studio to give a more flexible and spacious living experience. Available to CASH BUYERS ONLY, the apartment enjoys a mezzanine level, and further benefits from an intercom entry system and an allocated parking space within the electric gated car park.

Apartments within the development also enjoy unlimited use of an excellent range of leisure facilities including: a 12.5-meter swimming pool, jacuzzi and sauna area and a fully fitted modern gym that has recently been refurbished and now features a new air conditioning system. With a lift to all floors.

Location

Mill Royd Mill is conveniently located within walking distance of Brighouse town centre which enjoys numerous amenities including local shops, cafes, bars & restaurants. The town benefits from both a bus and railway station (with a direct service to London), and offers excellent further commuter links via easy access to the M62. With highly regarded local schools, parks, a leisure centre and more, it is an extremely popular residential location.

Accommodation

The communal entrance has a secure external door with fob entry and intercom entry for visitors. This leads into the flagstone floored foyer with a steel stairway and a glass lift to all floors.

The main open-plan living area benefits from a kitchen with a good range of base, wall and drawer units with complimentary worktops incorporating a circular stainless steel sink with drainer, and a four ring electric hob with extractor hood above. There is an integrated electric oven and washer. The property benefits from a pull-down double bed, which is conveniently stored and hidden from view to allow for spacious living. With wood effect flooring and steps to a sliding door leading out onto the balcony. The bathroom enjoys a tiled floor, part tiled walls and comprises: WC, bowl wash hand basin and bath with glass screen and overhead shower. Steel steps lead up to the mezzanine which is currently being used as an office. A large cupboard provides further storage space and houses the boiler.

The apartment also benefits from access to the gym and leisure facilities which are located on the ground floor.

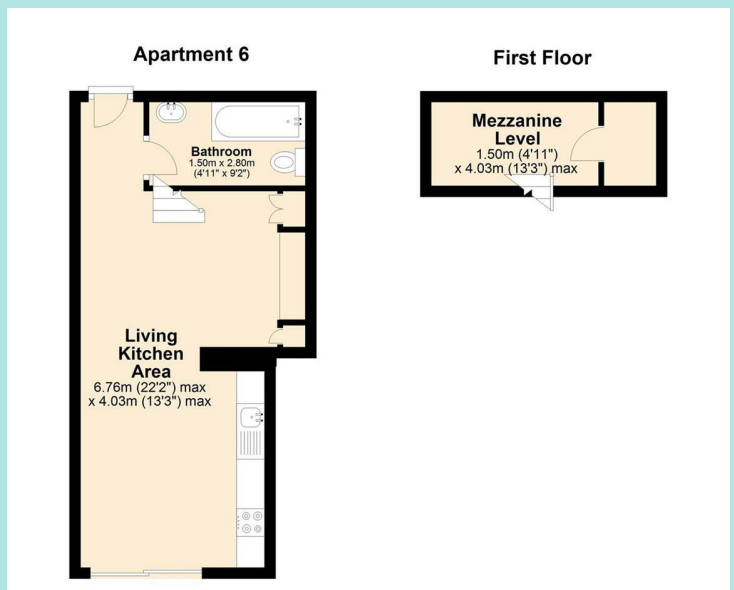
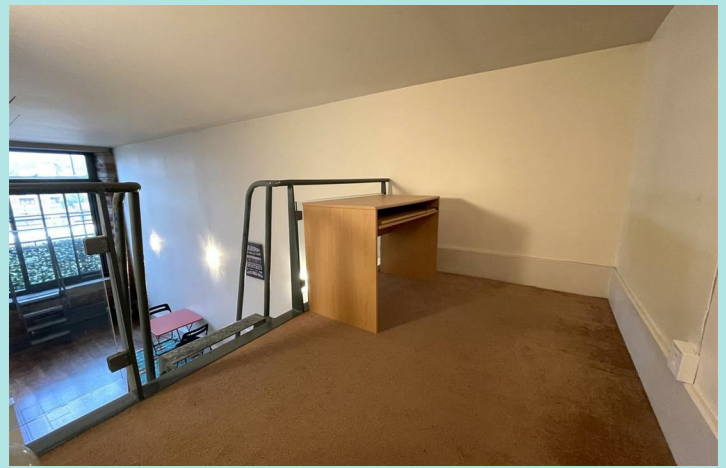
Externally, there is a car park with a remote controlled entrance gate which leads to the allocated parking space and visitor spaces.

Lease Details

The property is Leasehold on a 999 year term from 1st July 2003.
Annual Service Charge 1st January to 31st December 2025: £2,309.81
Annual Ground Rent: £323.32

Tenancy Details

The property is currently subject to an Assured Shorthold Tenancy which is currently holding over on a month by month basis and has a passing rent of £550pcm. This equates to a yield of 11% at the advertised sale price.



Council tax band: A

EPC rating: E

Ground rent: £323.32 per annum.

Service charge: £2,309.81 per annum.

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01484 711200



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