

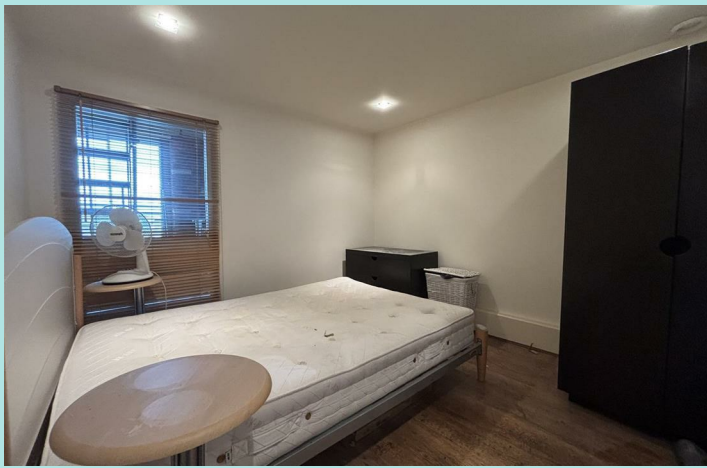


Apartment 108, Mill Royd Mill Huddersfield

Brighouse, HD6 1PR

Asking Price £75,000 Leasehold





Offered to CASH BUYERS ONLY, and having the benefit of no onward chain, Apartment 108 is a spacious sixth floor apartment within Mill Royd Mill, located at the heart of Brighouse town centre. The property benefits from an intercom entry system, double glazing and electric central heating with radiators throughout.

The apartment also has one private parking space and unlimited use of the range of services and amenities such as the leisure facilities; this includes 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.

Location

Millroyd Mill is conveniently located within walking distance to the town of Brighouse offering a wealth of amenities including local shops, cafes, bars & restaurants. Brighouse town centre has a train and bus station offering excellent commuter links to Leeds and Manchester, now also with a direct link to London. The property also sits within easy commute to the M62 motorway network.

Accommodation

Access is gained into the entrance hallway. The first door on your right takes you through to the newly fitted bathroom with a three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead shower attachment. Further down the hallway is the double bedroom, benefitting from borrowed light.

The living kitchen showcases exposed beams and brickwork and boasts a sliding glazed door leading out to the decked balcony offering far-reaching views. The kitchen offers a range of wall, drawer and base units with contrasting worksurfaces incorporating an inset bowl sink and drainer and oven with four-ring hob. Stairs lead up to a mezzanine level ideal for storage.

Externally, the property benefits from one allocated parking spot within a gated carpark.

Council tax band: A

EPC rating: D

Ground rent: £323.32 per annum

Service charge: £212.25 per month



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.