



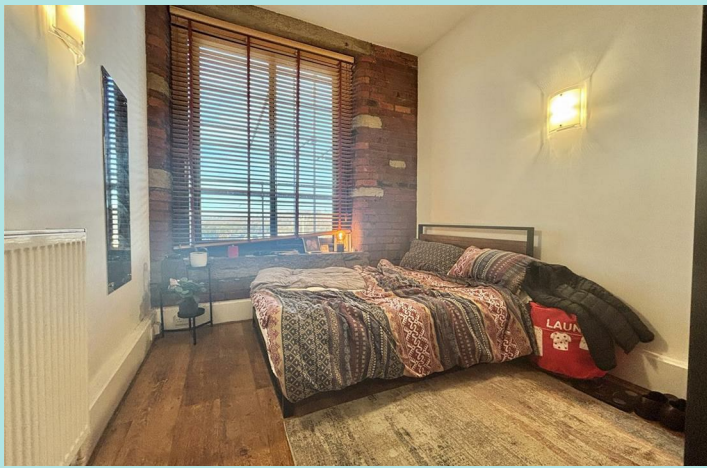
## Apartment 85, Mill Royd Mill, Huddersfield Road

Brighouse, HD6 1PR

**Offers Over £90,000 Leasehold**







Offered to the market to CASH BUYERS ONLY and with the benefit of no onward chain, Apartment 85 is a spacious fifth 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

Mill Royd 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 left takes you through to the main double bedroom which enjoys an outlook towards Brighouse town centre, similar to the second bedroom. Across the hallway, the bathroom has a three-piece suite comprising a w/c, wash-hand basin and panelled bath with overhead shower attachment

The spacious living kitchen showcases exposed beams and boasts dual-aspect sliding glazed doors leading out to the decked balcony offering far-reaching views over the canal. 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.

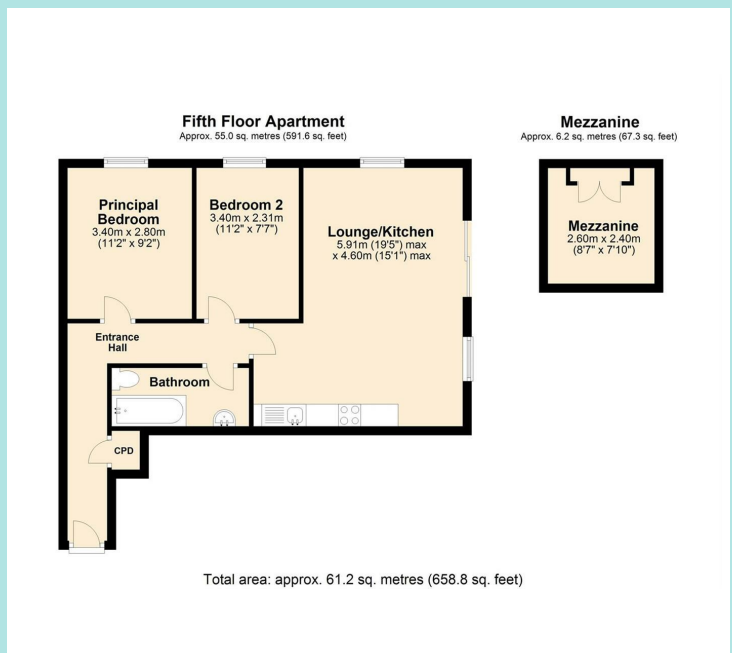
Externally, the property benefits from one allocated parking spot within a gated carpark.

Council tax band: C

EPC rating: D

Ground rent: £323.32 per annum

Service charge: £242 per month



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