Peter David Properties Ltd

Residential Sales and Lettings

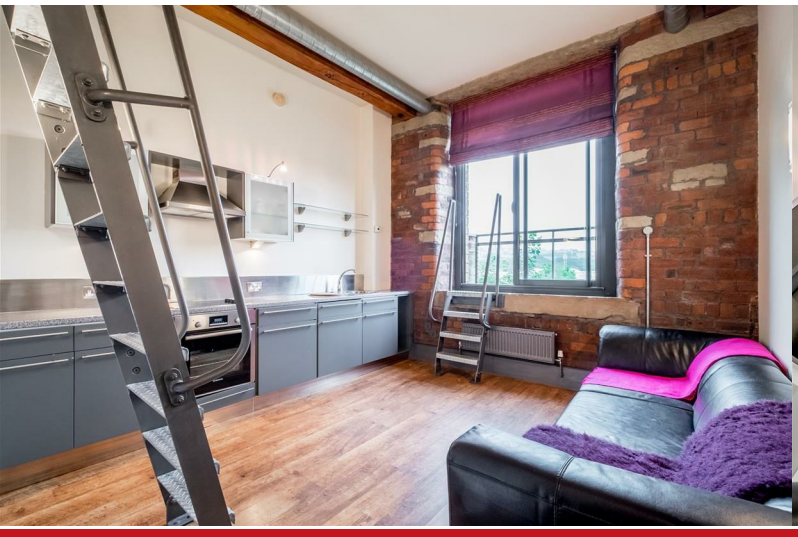


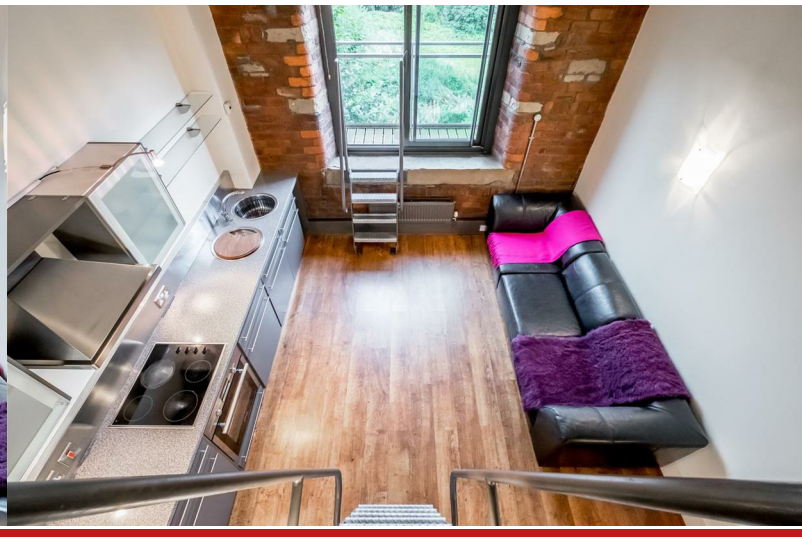
30 Millroyd Mill

Brighouse, HD6 1PB

£65,000

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CASH BUYERS ONLY

Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN this ONE BEDROOM SECOND FLOOR APARTMENT located in the POPULAR, converted Mill Royd Mill. Being just a stones throw away from Brighouse town centre and Brighouse Train Station, this property could be PERFECT for COMMUTERS or FIRST TIME BUYERS. Briefly comprising; open plan kitchen, dining and living room, a double bedroom, bathroom and a mezzanine floor, which could be used for storage or as an additional bedroom. The property further benefits from ALLOCATED PARKING and a BALCONY and comes with access to the gym and leisure facilities which are located on the ground floor of the Mill. Please contact Peter David Properties to arrange a viewing.

Communal Entrance

Secure external door with fob entry and intercom entry for visitors leading into the communal entrance with flagstone floored foyer with post boxes, industrial steel stairway and a glass lift to all floors.

Entrance Hallway

Providing access to the apartment with wall lighting and wood effect flooring.

Kitchen

The kitchen, which is open to the living room, benefits from grey base units, a circular stainless steel sink with drainer, a four ring electric hob and oven and an integrated washer. With wood effect flooring and double doors leading out onto the balcony.

Living Room

A large open plan room with wood effect flooring, wall lighting and high ceiling. With a window to the balcony and exposed brick to one wall.

Mezzanine

The full width mezzanine currently being used as a guest bedroom. Providing plenty of storage space and a boiler cupboard with further storage space.

Bedroom

A double bedroom with neutral carpet and decor and a spotlight ceiling. With an internal window to the lounge.

Bathroom

The house bathroom has part tiled walls and tiled flooring, with a WC, hand basin, a bath with glass screen and a shower over head. With a spotlight ceiling and a chrome heated towel rail.

External

Externally the property benefits from a balcony with far reaching and remote controlled entrance gate which leads to the allocated parking space and visitor spaces.

Leisure Facilities

Recently refurbished gym with new equipment. Heated swimming pool with jacuzzi, sauna and poolside showers. Further showers and toilets are located in the recently refurbished changing rooms.

Leasehold

Please note this property is leasehold. The ground rent is £300 per annum. The maintenance fee is £229 per calendar month. This includes: insurance,

maintenance, allocated parking, communal area, and access to the gym & pool.

Directions

For Satnav please use the postcode HD6 1PB.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.









Road Map



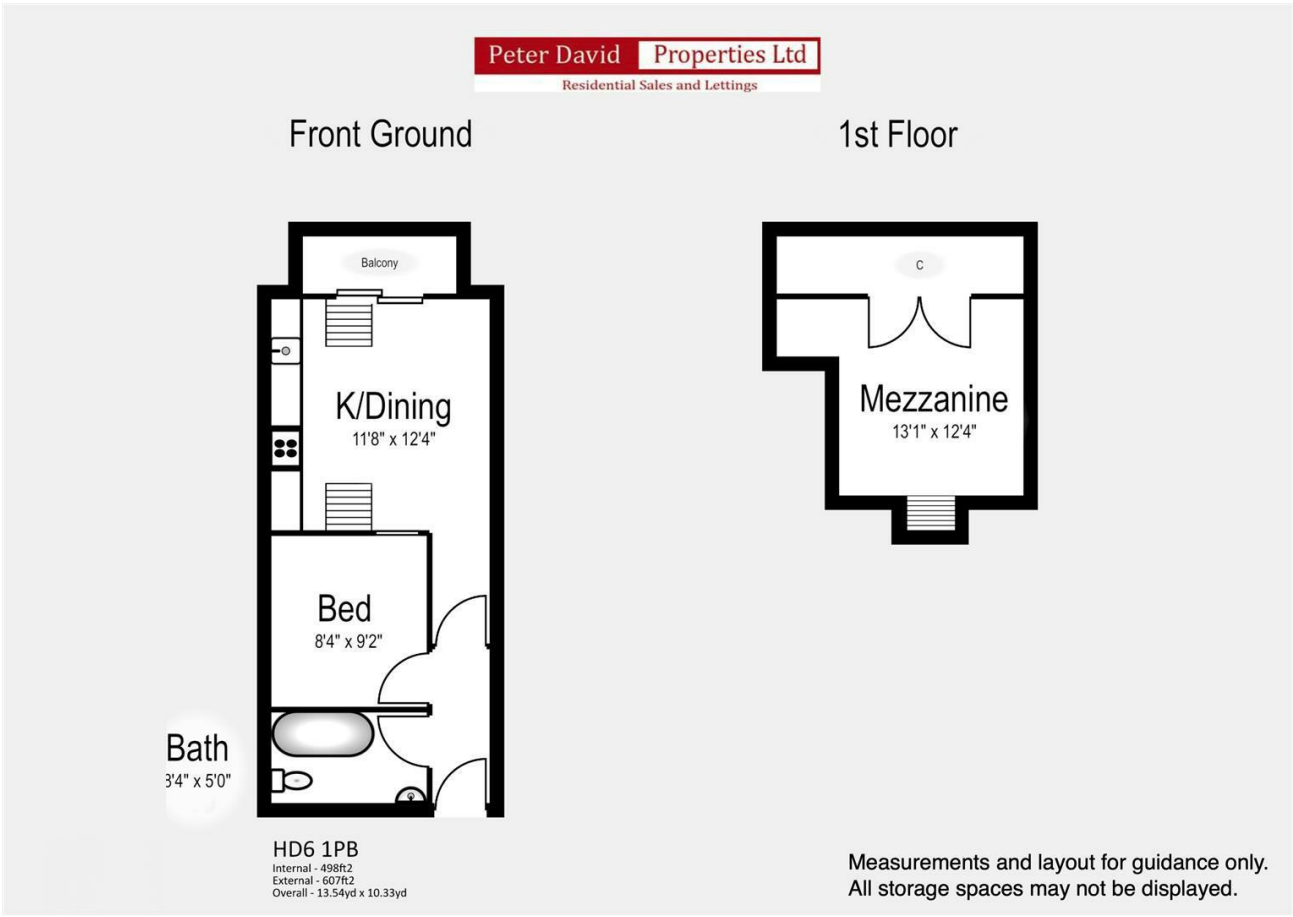
Hybrid Map



Terrain Map



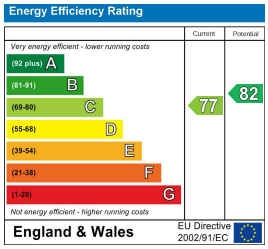
Floor Plan

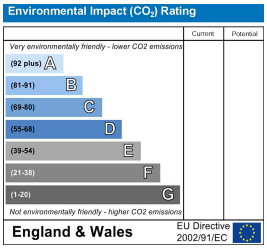


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.