

Peter David

Properties Ltd

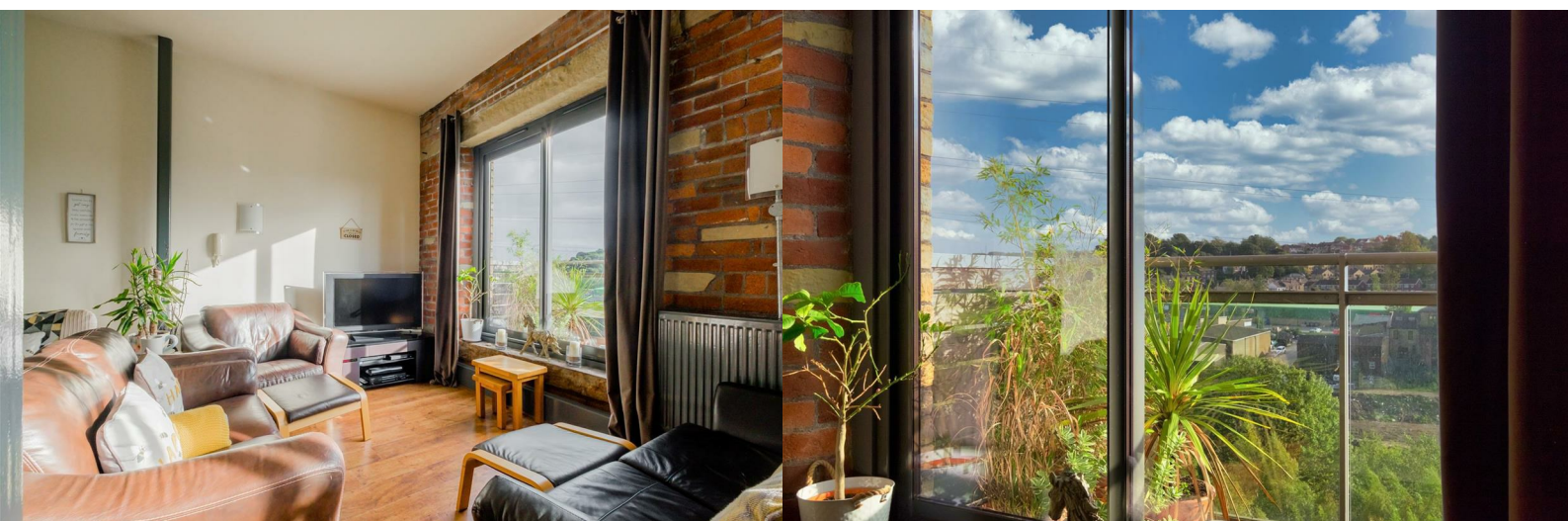
Residential Sales and Lettings



114 Millroyd Mill

Brighouse, HD6 1PR

£95,000



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****ATTENTION CASH BUYERS!**** Offered for sale with no upward chain is this one bedroom part furnished modern apartment in an award winning mill conversion, situated in the heart of Brighouse town centre, just minutes from all local amenities. Immaculately presented, the sixth floor property briefly comprises: an open plan living kitchen with space to dine, a bedroom and a bathroom. There is a south-facing balcony which acts as perfect sun trap and overlooks the river and surrounding landscape. Positioned at the end of the corridor, the apartment is very quiet. Further benefits include allocated car parking, access to the on-site gym, pool with jacuzzi and a sauna. This property has excellent transport links (it is just a few minutes walk to the train station with direct access to Leeds, Manchester and London) and is within easy reach of the M62 motorway network, making it ideal for commuters. Internal viewings are recommended to fully appreciate all that this convenient apartment has to offer, perfectly suited for modern living. Details of furnishings and appliances upon request.

*** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ***

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

6'8" x 3'8" (2.03m x 1.12m)

The entrance hallway provides access to the living accommodation and has laminate flooring. Benefiting from a central heating radiator with a thermostatic valve and a fan switch for Vent Axia heat recovery ventilation system.

Living Area

17'5" x 21'2" max (5.31m x 6.45m max)

A large open plan living area with laminate flooring and two large external double glazed sliding doors leading onto double balcony with far reaching views over the Calder valley and ample room for seating. The kitchen area comprises: inset stainless steel sink and drainer, integrated washer/dryer, electric oven, hob and extractor fan. The open plan living space has plenty of room for both a dining area and a living area. Benefiting from two central heating radiators with thermostatic valves, visitor entry intercom phone, TV points, telephone point, ample electric sockets and four wall light points with dimmer switch. With space for a freestanding fridge freezer. There are also industrial steel steps leading up to the carpeted mezzanine level which provides plenty of storage space.

Mezzanine level

15'9" x 6'7" (4.80m x 2.01m)

The full width mezzanine has a double electric socket and a light point. Providing plenty of storage space and a boiler cupboard with further storage space.

Bedroom

11'3" x 8'9" (3.43m x 2.67m)

A large double bedroom with a central heating radiator with thermostatic valve, TV point, telephone point and four double electric sockets. Also benefiting from a window to the living accommodation.

Bathroom

7'1" x 6'4" (2.16m x 1.93m)

The partially tiled bathroom comprises: green circular glass wash basin, WC, bath with thermostatic mixer tap controlling bath and shower and a glass shower screen. Further benefiting from a chrome heated towel rail, spotlighted ceiling and tiled flooring.

Leisure Facilities

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

External

The property benefits from far reaching external views and remote controlled entrance gate which leads to the allocated parking space and visitor spaces.

Leasehold

For further information regarding the ground rent and service charge please contact our office on 01484 719191.

Viewings

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

Directions

For Satnav please use the postcode HD6 1PB

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

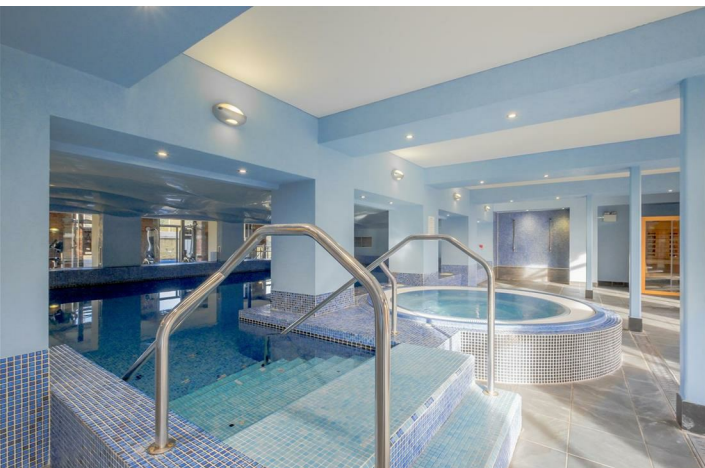
2. General: While we endeavour to make our sales

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



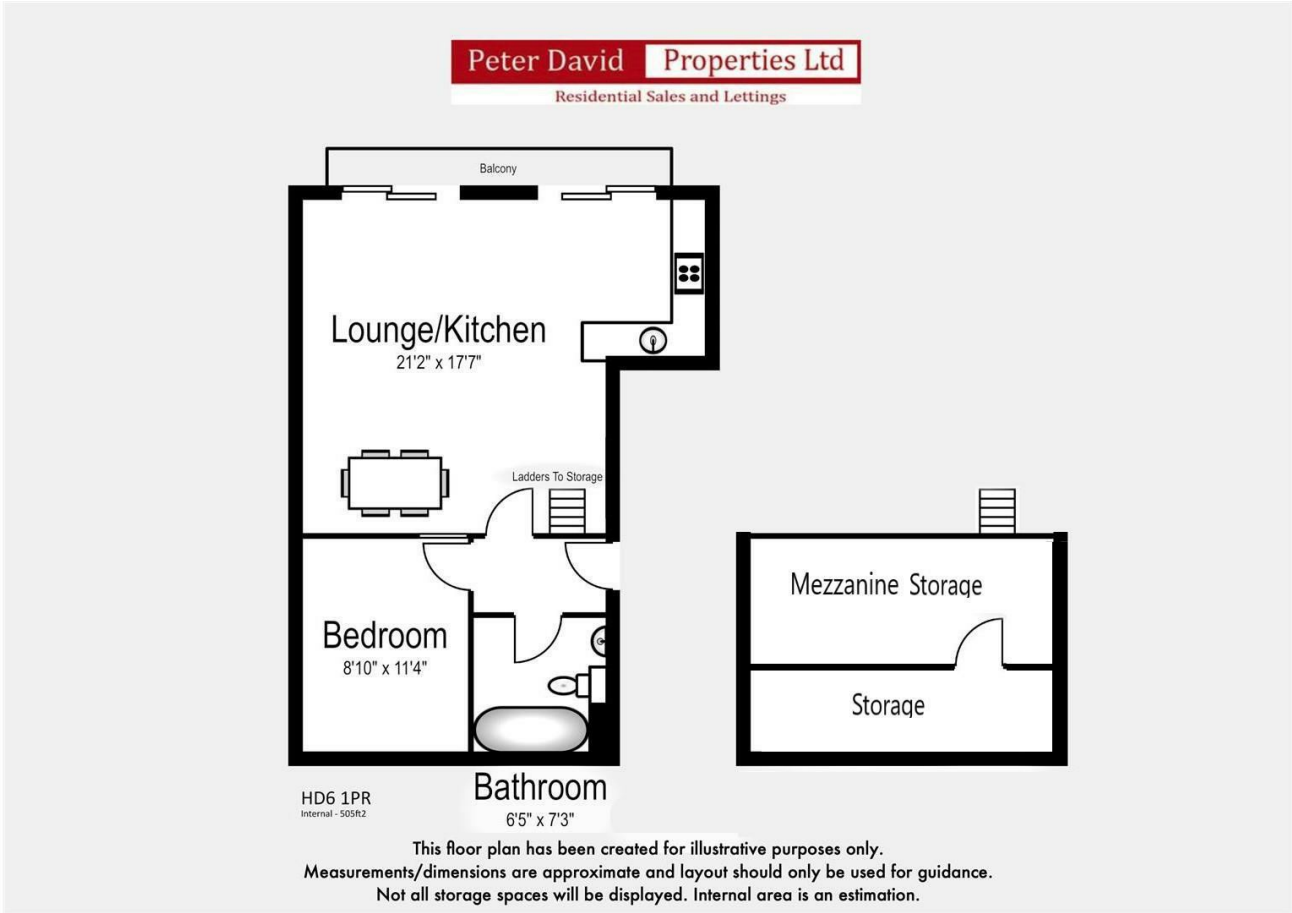
Hybrid Map



Terrain Map



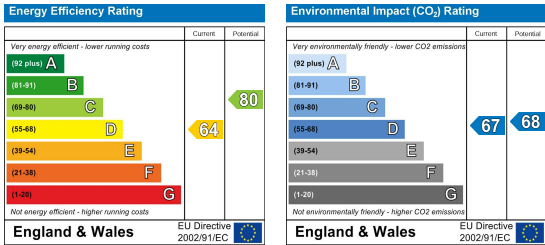
Floor Plan



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.