

Peter David

Properties Ltd

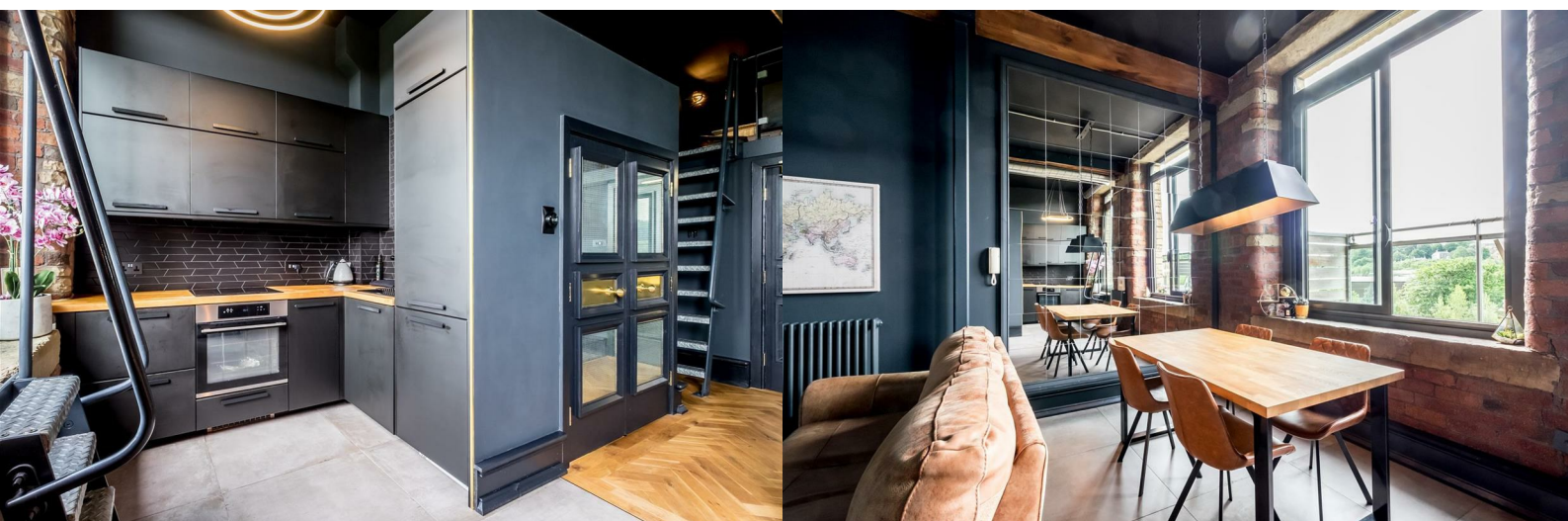
Residential Sales and Lettings



57 Millroyd Mill, Huddersfield Road

Brighouse, HD6 1PB

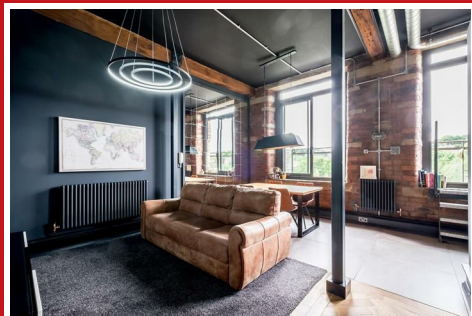
£750 PCM



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Peter David Properties are pleased to present this immaculately presented one bedroom apartment, located in the converted and sought after Mill Royd Mill. The property briefly comprises: open plan kitchen, dining and living area, a spacious double bedroom, and a modern bathroom. Further benefitting from a mezzanine floor which can be used as an additional storage facility, or as a double bedroom. The property is within walking distance of Brighouse Town Centre and all local amenities within, and comes with access to the gym and swimming pool which are located on the ground floor of the mill. There is lift access, an allocated parking space, and a balcony.

Contact us to arrange a viewing today!

EPC rating B

Council tax band B

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 property. With an anthracite vertical radiator and a tiled floor.

Kitchen

The kitchen, which is open plan to the dining and living room, benefits from an integral four ring electric hob and oven, and an integral fridge freezer. With tiled splashbacks, matching wall and base units, and wooden worktops. Double doors leading to the balcony and there are also industrial steel steps leading up to the carpeted mezzanine level which provides plenty of storage space.

Dining Room / Living Room

A large open plan room with parquet flooring and a useful storage cupboard. With a window to the balcony and original brick to one wall.

Bedroom

A double bedroom benefitting from wall lighting, parquet flooring and an anthracite radiator.

Bathroom

A fully tiled modern bathroom comprising: a WC, a hand basin, and a large walk in shower.

Mezzanine

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

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 Details

Please note that this property is leasehold. The ground rent is currently £322.40 per annum and the service charges are currently £2253.88 per annum. 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.

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



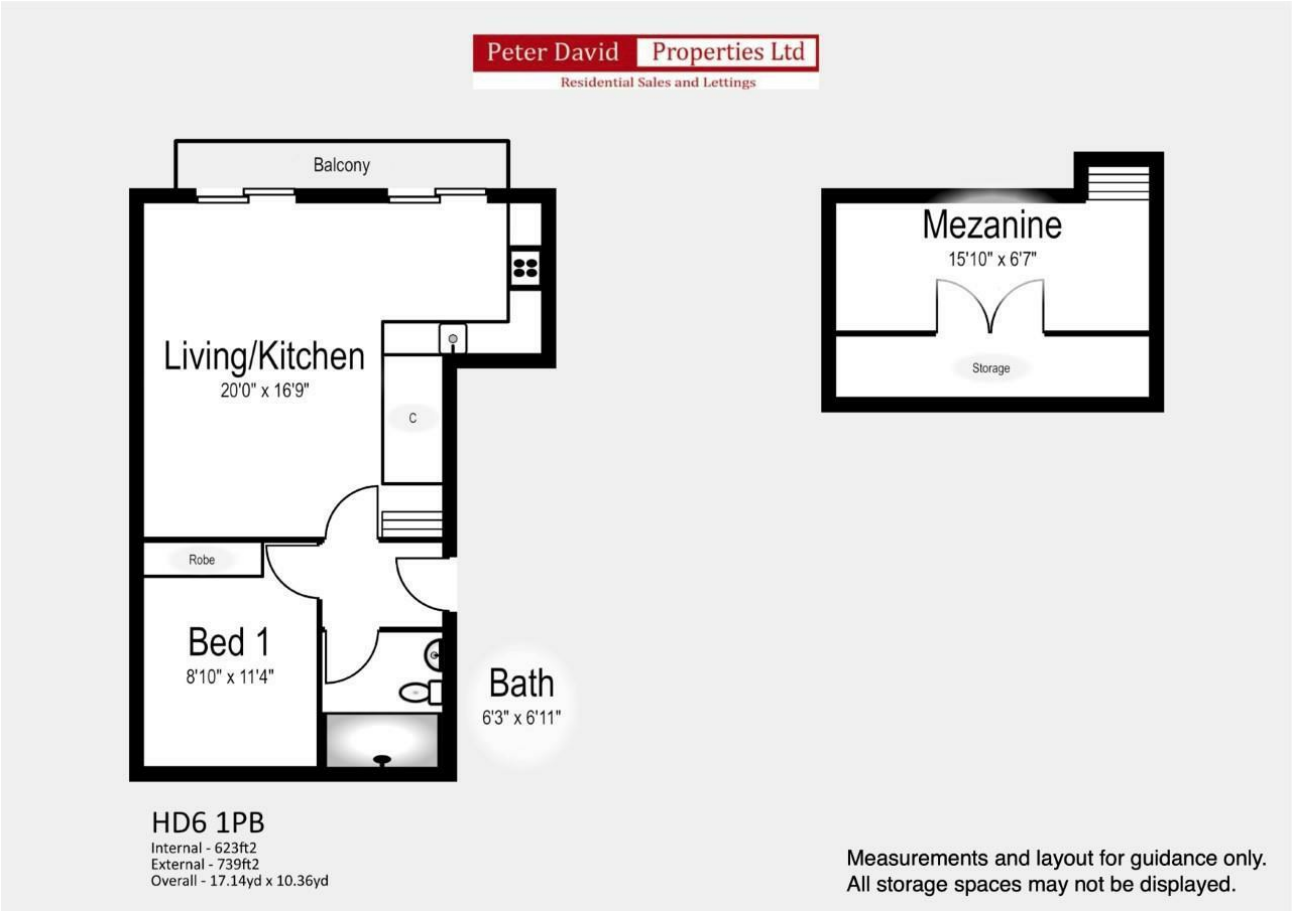
Hybrid Map



Terrain Map



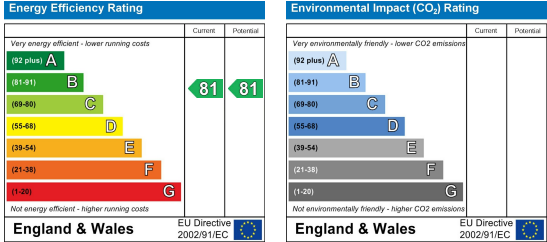
Floor Plan



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.