



Applegate  
Properties



- Ground floor apartment
- Two Bedrooms
- Private French doors to exterior
- Popular mill conversion

**Heritage Mill, 1 Brook Lane, Golcar, Huddersfield, HD7 4HG**

**£650pcm**

A well presented spacious two bedroom ground floor apartment with contemporary fittings, private entrance and allocated parking in sought after mill conversion development.



## PROPERTY DESCRIPTION

### ENQUIRY PROCEDURE

\*\*\* PLEASE SEND AN ONLINE ENQUIRY THROUGH IN THE FIRST INSTANCE, WE WILL THEN REPLY WITH PRELIMINARY QUESTIONS TO BE COMPLETED, ONLY VIEWINGS FOR SUITABLE APPLICANTS WILL BE ARRANGED \*\*\*

A well presented spacious two bedroom ground floor apartment. Having the rarity of a private entrance by way of French doors to the lounge, this stylish apartment forms part of a sought after and popular mill conversion, convenient for both Huddersfield and the Colne Valley.

Comprising: Communal Entrance with intercom, Private Hallway with storage, airing cupboard and alarm, spacious Living Room with dual aspect and French doors to outside, opening to fully fitted Kitchen with modern units and integrated appliances, Two good sized Bedrooms and Bathroom with contemporary three piece white suite with over bath shower.

Externally, the property is set within well maintained communal grounds with allocated parking close to the apartment.

EPC: D  
Council Tax Band: A

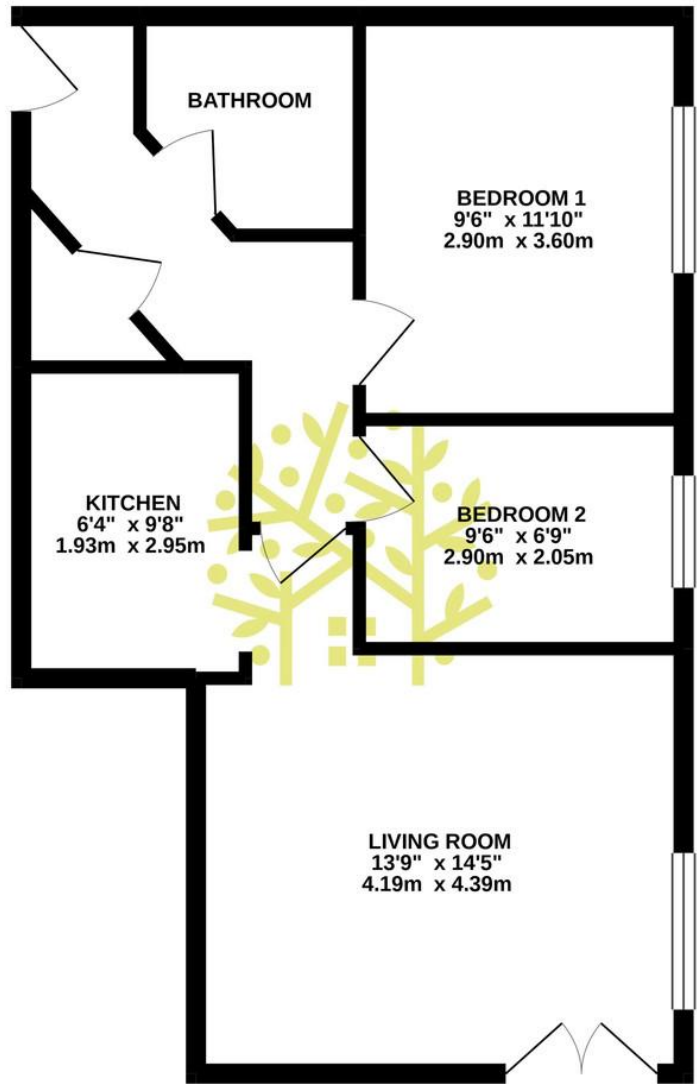
Rent - £650  
Bond - £750  
Holding Deposit - £150

For further information on the property or to arrange a viewing, please contact the office on 01484 682999.

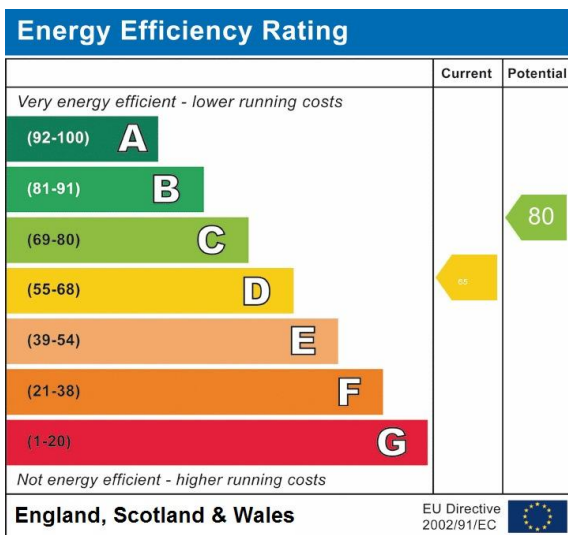
Please note before your referencing can be approved a holding fee equivalent to one weeks' worth of the monthly rent must be paid.

- (1) Right to Rent legislation - we will require certain identification documentation from prospective tenants during the referencing process which may require our co-operation
- (2) The property particulars do not constitute part or all of an offer or contract
- (3) The text, photographs and floor plans are for guidance only and should not be relied upon. Dimensions should be verified by yourself if require these to be accurate
- (4) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded, and other items that may affect you
- (5) The condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with any relevant documents before signing these





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



Address:  
Heritage Mill, Brook Lane

### Tenure & Boundaries

The tenure and boundary ownership have not been checked on the title deeds for discrepancies or rights of way if any by the agent.

### Floor Plan

All plans are for illustrative purposes only and are not to scale. Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

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### Measurements

Due to variations and tolerances in metric and imperial measurements, the measurements contained in these particulars must not be relied upon. Those wishing to order carpets, curtains, furniture or other equipment must arrange to obtain their own measurements.

### Services, Fittings & Equipment

At the time we received instruction to place the property on the market, services, fittings and equipment referred to in the sales details had not been tested or checked. No warranty can be given as to their condition. No mains services have been checked.

Any intending purchaser must satisfy themselves to the condition of the property and any fittings, as no warranty is provided by the seller, agent or representatives employed by them.

### Copyright

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### Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

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