



Applegate
Properties



- First Floor Apartment
- Two Bedrooms
- Stylish and modern interior
- Popular Mill conversion

Heritage Mills, Brook Mill, Huddersfield, HD7 4HG

£685pcm

A superbly presented and spacious first floor two bedroom apartment in popular mill conversion with allocated on site parking.



PROPERTY DESCRIPTION

*** 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 ***

Forming part of this regarded and characterful mill conversion is this well presented first floor apartment. Affording spacious two bedroom accommodation and having a modern and neutral décor throughout, the property is well placed for local amenities and the nearby Motorway network as well as being easily accessible for Huddersfield and nearby Slaithwaite.

Having electric heating the accommodation comprises: Communal Entrance with security intercom and lift access to all floors, Private Hallway with useful airing cupboard, spacious open plan Living Kitchen having feature exposed stonework, French doors with Juliette balcony and Kitchen area fitted with shaker style units and integrated appliances. There are two bedrooms and Bathroom furnished with a modern three piece white suite with tiled surround and over bath shower.

Externally are communal gardens, an allocated parking space and further visitor parking.

EPC: C

Council Tax Band A

Rent - £685pcm

Bond - £790

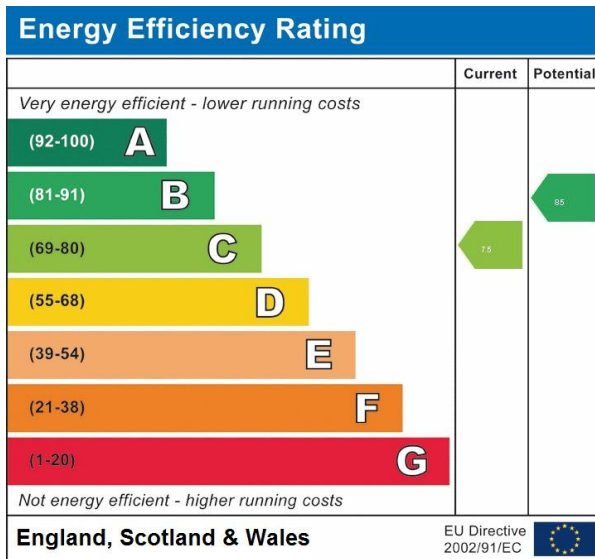
Holding Deposit: £158

Please note before our 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 your 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



Floorplan to be added.



Address:

Heritage Park, Golear

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.

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Office Opening Hours

Monday – Friday 9.00am – 5.00pm

Saturday – 9.00am – 4.00pm

Sunday – CLOSED

78 Huddersfield Road, Holmfirth, HD9 3AZ

www.applegateproperties.co.uk

01484 682999

info@applegateproperties.co.uk