



128 Mill Royd Mill, Huddersfield Road
Brighouse, HD6 1PR

To Let £850 pcm

Holroyd Miller have pleasure in offering for let this stunning duplex penthouse apartment situated in this award winning mill conversion, close to local restaurants and bars, yet at the same time close to the M62 motorway network. The accommodation briefly comprises; impressive communal entrance hall serviced by a lift and leads to private entrance hallway, house shower room, second bedroom, living/ kitchen with patio doors and feature window leads onto a generous balcony, stunning open plan kitchen/diner with cream gloss style units with a range of built in appliances, contrasting worktops, feature lighting and store with plumbing for washing machine. To the first floor, double bedroom having built in wardrobe space and glass balustrade overlooking lounge area with an en-suite bathroom. Allocated parking, security intercom system. Available furnished. A truly enviable apartment.

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COMMUNAL ENTRANCE

With contemporary feel, lift and stair access to all levels

PRIVATE ENTRANCE HALL

With entrance door, staircase leading to mezzanine bedroom, under stairs storage cupboard.

BEDROOM

9' 7" x 8' 0" (2.94m x 2.46m)

Double bedroom with radiator and through by light window

HOUSE BATHROOM

Furnished with a modern suite comprising corner shower cubical, hand basin, back to wall w.c, being fully tiled, downlighting to ceiling.

LOUNGE/ KITCHEN

12' 10" x 19' 1" (3.93m x 5.82m)

Open plan contemporary living zone with patio doors and feature glass window leading onto full length balcony making this a light and airy room, Kitchen superbly appointed with a range of gloss cream fronted wall and base units, contrasting worktops, inset sink unit with mixer tap, integrated oven and hob with extractor hood over, microwave, fridge/ freezer, laminate wood flooring, feature radiator, feature lighting and lounge area. Store cupboard with washing machine.

MEZZAINE BEDROOM

18' 4" x 9' 1" (5.60m x 2.78m)

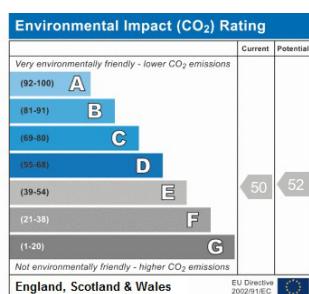
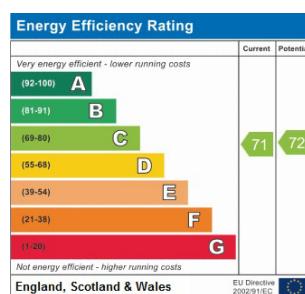
With glass balustrade overlooking living and kitchen area, built in wardrobes and boiler cupboard, radiator, downlight to ceiling, neutral décor

ENSUITE BATHROOM

Being fully tiled with contrasting tiling and fitted with a modern suite comprising back to wall W.C, vanity style hand basin, p shaped bath with shower over, downlights to ceiling.

DEVELOPMENT

This penthouse apartment is situated in this award winning mill conversion, having secured parking with an applied space, residents will have access to on site gym and swimming pool
*Subject to Covid 19 Restrictions.



TENANT INFORMATION AVAILABLE

Sorry No Sharers

Sorry No Smokers

Sorry No Pets

Available Furnished

Date Available: Immediately Subject to Referencing

Rent £850

A Refundable Tenancy Deposit £980

As well as paying the rent and payment in respect utilities, communication services, TV Licence and council tax you will be required to make the following permitted payments.

Before the Tenancy Starts payable to Holroyd Miller 'The Agent'

Holding Deposit: 1 Week's Rent equalling £196

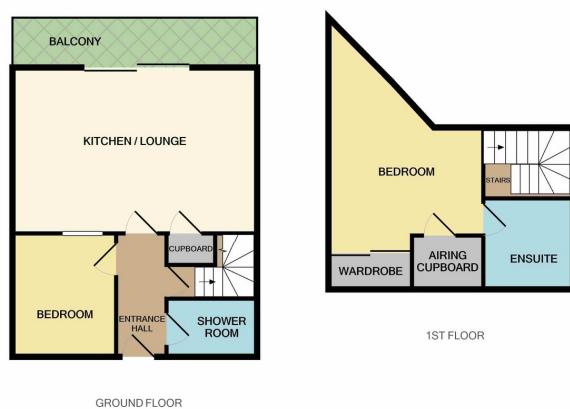
During the Tenancy payable to the Agent/Landlord

Payments of £41.67 + VAT (£50 inc VAT) if the Tenant requests a change to the tenancy agreement.

Payment of the cost of the key and or security device plus £15 per hour for the agents time if reasonably incurred.

Early termination of Tenancy the Tenant is required to pay the rent as required under your Tenancy Agreement until a suitable Tenant is found and cover the Landlords/Landlords Agents costs to cover any referencing and advertising costs. Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Holroyd Miller is a member of RICS Client Money Protection Scheme, which is a client money protection scheme and is also a member of The Property Ombudsman Scheme which is a Redress Scheme. You can find out more details by contacting the agent direct.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and may be subject to change without notice. Any omission, or mis-statement, This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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