



**Millroyd Mill**  
**Huddersfield Road**  
**Brighouse**  
**West Yorkshire**  
**HD6 1PB**

**Offers in Excess of £123,000**

**bettermove**

# Huddersfield Road

## Brighouse

Bettermove are pleased to present this charming 1 bedroom third floor apartment in Brighouse, available with no forward chain - welcoming cash buyers only.

The property is leasehold with 979 years remaining on the lease; the ground rent is £322.40 per year and the service charge is £2,253.88 per year, which includes buildings insurance. The council tax band is B. The building is yet to have an EWS1 assessment carried out.

The interior of this beautifully presented property comprises a spacious open plan kitchen/living room with private balcony, 1 bedroom and family bathroom on the lower level. The upper level boasts a mezzanine, which could be used as an additional bedroom. The building also boasts residents' leisure facilities including a recently refurbished gym and heated swimming pool with jacuzzi, sauna and poolside showers.

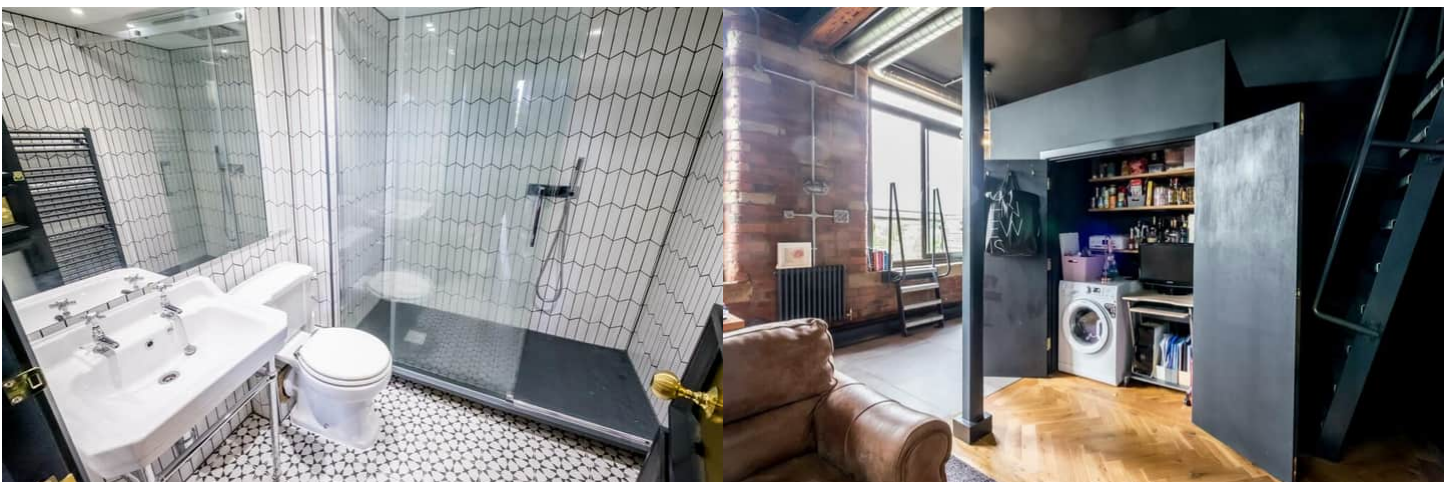
Located in the popular town of Brighouse, the property is close to a wide range of amenities, such as supermarkets, shops, restaurants, bars and pubs. Excellent transport connections can be found from the M62, A58 and Brighouse rail station.

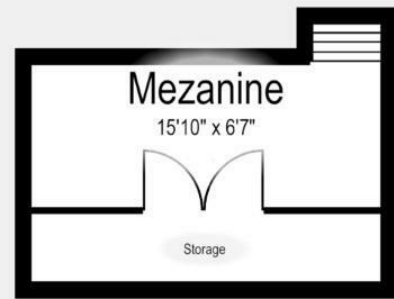
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**HD6 1PB**

Internal - 623ft<sup>2</sup>  
 External - 739ft<sup>2</sup>  
 Overall - 17.14yd x 10.36yd

Measurements and layout for guidance only.  
 All storage spaces may not be displayed.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	72
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)