

MARSH & MARSH PROPERTIES

46 Millroyd Mill, Brighouse, HD6 1PB

£60,000



A fantastic property for a first time buyer, property investor or even the potential to be the ideal Air-BNB property owing to the secure access. The apartment is located in the iconic Millroyd Mill that towers above the Brighouse skyline creating an impressive frontage. Conveniently located in Brighouse town centre, within easy walking distance of the shops, services and train station all within a three minute walk.

The property benefits from a private parking bay in the forecourt, that is securely gated to the front, with easy access to the roadway providing quick and easy access to the M62 within five minutes' drive. The building is located on the side of the Brighouse canal basin, providing a fantastic outlook as well as charming and peaceful walks. The front area to the property has a well-presented and tended appearance that offers a welcoming reception from the moment you arrive.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

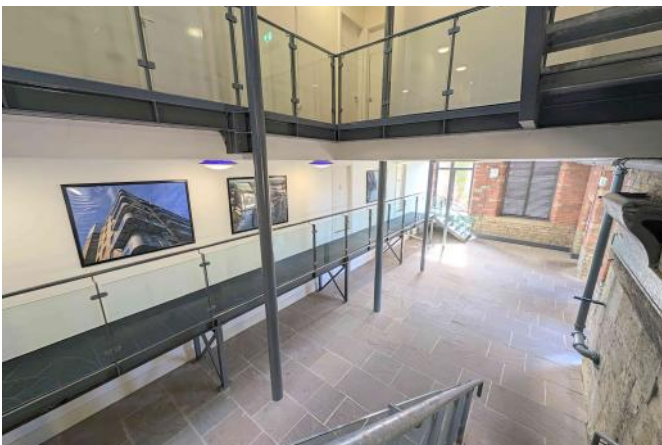
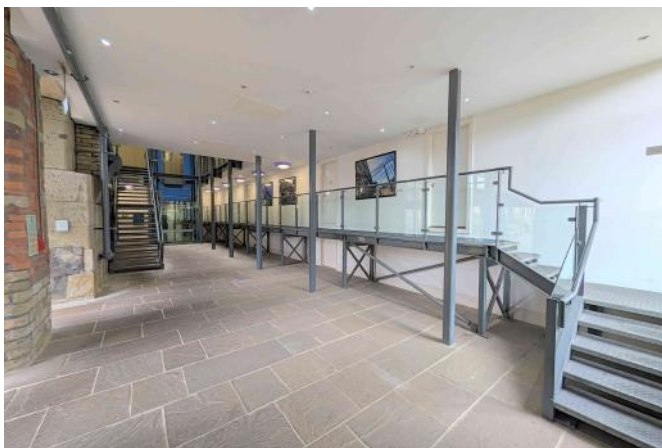
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Internally the property has a grand communal area, beautifully presented and lit, that offers a charming view to the original mill features, with art deco style throughout. The main area has a sweeping, spiralling, staircase and also has a glass lift providing quick access to all floors. The property is located on the third storey. The apartment itself is beautifully presented, with a modern style and décor throughout, again with the original mill features that complement the style to create an eclectic art deco modern design. A private balcony offers the ideal place to sit out and relax whilst overlooking the Brighouse town centre.

Its convenient location is very well connected to Brighouse town centre, being only a one minute walk from the town. The property is just a quick 5 minute drive from the M62 motorway providing quick routes to the major cities of Leeds, Manchester and Bradford. Brighouse train station is just a three minute walk providing excellent routes to all local areas in addition to the Grand Central train service.

Owing to the fantastic features on offer an internal inspection is highly recommended.



From the communal area a double locked door opens into the

OPEN PLAN – LIVING ROOM, KITCHEN & BEDROOM



The open plan living space incorporates the living room, kitchen and bedroom into one charming area. There is ample space for a suite to one side of the room that borders the kitchen area. The living space has a laminated floor, wall mounted electric fire, wall mounted light fittings and space for a TV with access point. The whole area benefits from plenty of natural light owing to the double glazed sliding doors that also provides

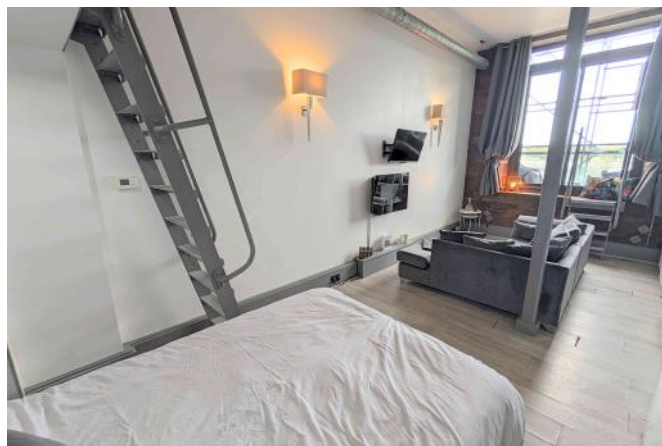
access to the balcony.



The kitchen features a long set of work surfaces, all with over and under counter cupboards and drawers, offering ample work space. With an integrated hob, extractor hood, integrated oven, integrated microwave, plumbing for a washing machine, splashback tiling and an inset sink with mixer tap.



To the rear of the open plan area is a space with ample room for the double bed. The bed is a Murphy style, offering the ability to be folded away for additional space should you require. The bed has a fitted wardrobe to the side providing extra storage space.



A metal industrial style staircase leads up to the

MEZZANINE

The mezzanine extends up to the roof space and provides additional storage space or an ideal reading snug. To the rear of the mezzanine are double doors that open into a storage cupboard that also houses the boiler and extractor control systems.

From the entrance area a wooden door opens into the

SHOWER ROOM



A beautifully laid out shower room that makes excellent use of the space on offer, with its shower cubicle, close coupled toilet, bowl shaped washbasin, tiled floor, stainless steel towel radiator, central light fitting and an extractor fan.

From the living room a small set of steps offers access to the sliding door that opens out into the

PRIVATE BALCONY

The perfect place to sit out and relax whilst enjoying the views over Brighouse town centre.

PARKING



The property benefits from one bay parking space with additional visitor parking spaces available.

GENERAL

The property has the benefit of mains services electric and water with the added benefit of double glazing and electric heating.



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: [///print.chair.detail](#)

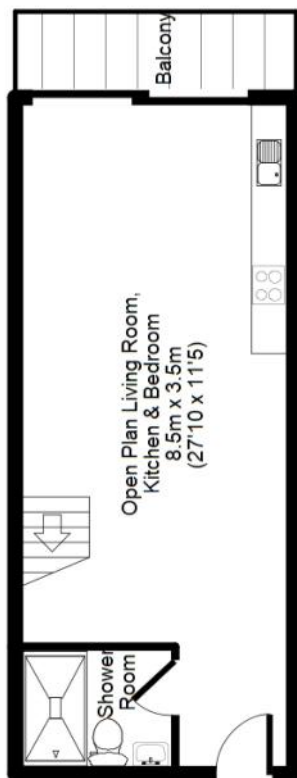
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For sat nav users the postcode is: HD6 1PB

MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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APPROX GROSS INTERNAL FLOOR AREA: 39 sq. m / 415 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only.

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