



# 44 Mill Royd Mill, Huddersfield To Let £440 pcm Road

**Brighouse, HD6 1PB**

Mill Royd Mill, Brighouse is a sympathetic renovation of a former woollen mill. This 1 bed, third floor, furnished apartment boasts open plan living space with a range of kitchen units and integral appliances. Mezzanine storage. Modern bathroom with shower over the bath. Balcony / deck facing the canal. Wherever possible, all original features have been retained including sand blasted stone and exposed beam ceiling. The development has secure allocated parking, swimming pool and gym complex. Ideal for commuting, the train station is a 5 min walk away and the M62, is just a 5 minute drive away. this must see apartment is set within the heart of this up and coming area. NO DSS / NO PETS / NO SMOKERS / NO HOUSING BENEFIT. EPC D68. \*FEES APPLY\*

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## FEES

Application fee 1 x Tenant - £220.00 (inc VAT)

Application fee 2 x Tenant - £275.00 (inc VAT)

Guarantors - £45.00 if required (inc VAT)

Permitted Occupiers - £35.00 (inc VAT)

Rent - £440.00 pcm

Bond - £640.00

## LANDLORD REQUIREMENTS

Sorry no pets

Sorry no smokers

Sorry no students

Sorry no DSS/Housing benefits

