



**Barkisland Mill, Barkisland, HX4 0HG**

**£240,000**

**E&H** Holmes  
ESTATE AGENTS

A spacious and well presented two bedroom, ground floor apartment in the ever popular Barkisland Mill. Being presented to a high standard throughout with a modern stylish kitchen and bathroom and the benefit of a lawn garden with stairs leading to the lake this will make an ideal home for a professional person/couple. The Mill residents benefit from access to a residents only swimming pool and gym along with fishing rights on the lake. No pets are allowed.

The accommodation, in brief, comprises: Communal entrance, entrance hall, lounge open plan to kitchen, two bedrooms and a four piece bathroom.



### Communal Entrance

Secure intercom. Lift and stairs to all floors.

### Entrance Hall

Storage cupboard. Utility Cupboard with plumbing for washing machine. Electric heater.

### Lounge 14'8" x 17'0" (4.494 x 5.186)

Pebble effect, living flame electric fire. Exposed stone wall. Exposed ceiling beams. Two electric heaters. Wooden double glazed French doors. Wooden double glazed window.

### Kitchen 10'0" x 7'8" (3.058 x 2.345)

Open plan to lounge. Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Integrated dishwasher. Integrated fridge / freezer.

### Bedroom One 13'1" x 10'0" (4.001 x 3.060)

Built in wardrobes. Electric heater. Wooden double glazed window.

### Bedroom Two 10'7" x 8'4" (3.251 x 2.548)

Built in wardrobes. Electric heater. Wooden double glazed window.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Fully tiled. Chrome electric towel radiator. Extractor fan.

### Garden

Lawn and patio garden.

### Other Information

The Mill also has the added benefits of a swimming pool, gym, steam room and changing rooms for use by residents, along with fishing rights on the lake.

### Lease

Lease - 999 years from 6th August 2001

Ground Rent - £100 per annum

Service Charge - £232.64 per calendar month

### Council Tax Band

E

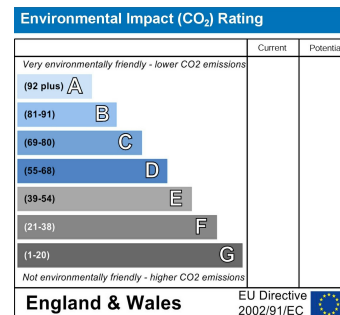
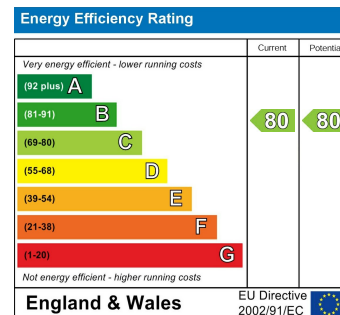
### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
packet.orders.vast

### Disclaimer

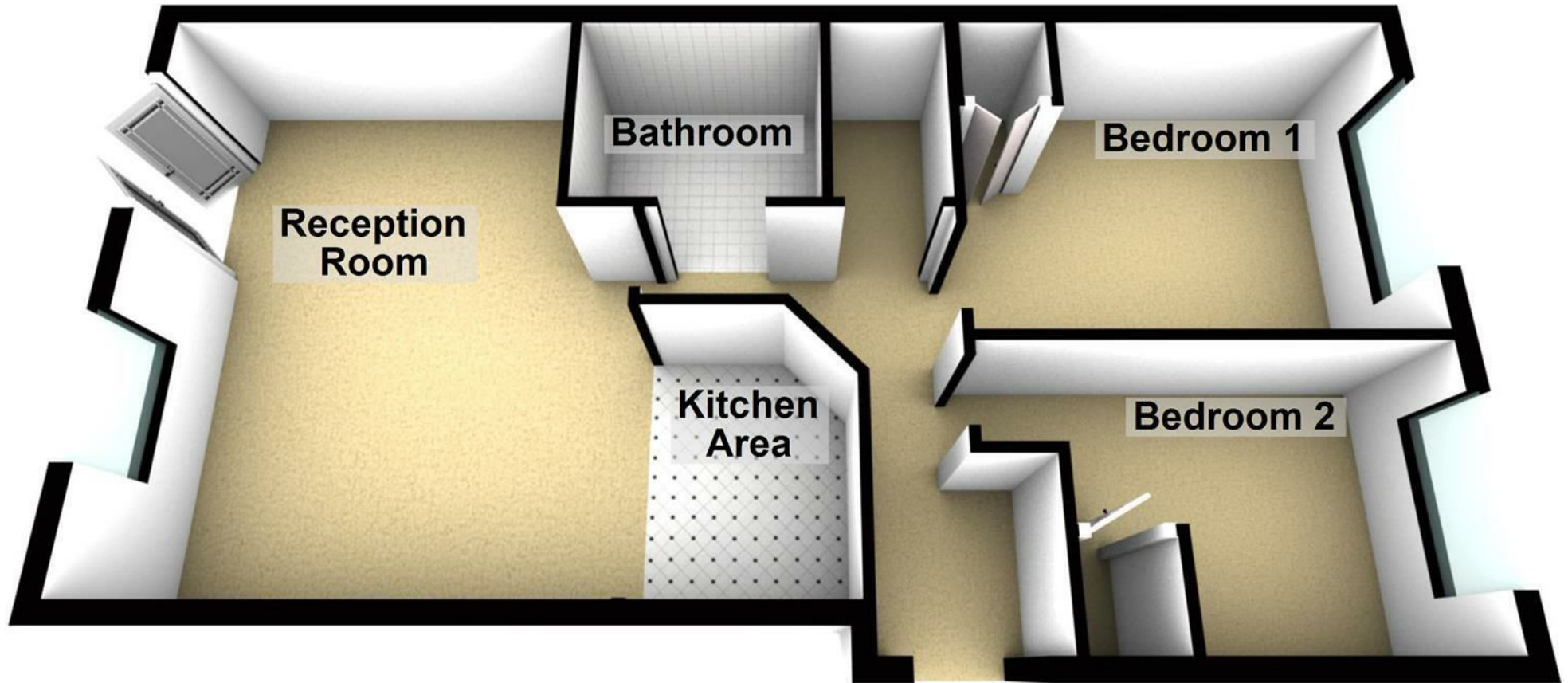
DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.







## Ground Floor



For Illustrative Purposes Only, Not to scale.  
Plan produced using PlanUp.

### **Calder, Barkisland Mill, Halifax**

6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD  
[www.edkinsandholmes.co.uk](http://www.edkinsandholmes.co.uk) • 01422 310044