



8 COLNE TOWER, BARKISLAND MILL, BARKISLAND, HALIFAX

High quality leisure lifestyle can be enjoyed by purchasing this luxury ground floor garden apartment within the prestigious Barkisland Mill enjoying a quiet and tranquil setting overlooking the adjacent lake and yet still providing excellent access to the M62 motorway network linking the business centres of Manchester & Leeds. Set in 8.5 acres of delightful Wood and Lakeland the award winning Barkisland Mill is a 19th Century converted cotton mill which provides luxury apartment living. Just step inside this garden apartment and you cannot fail to be impressed by the accommodation provided which has an abundance of charm and character provided by the impressive beamed ceilings and exposed stone walls. The apartment enjoys a garden and has a wealth of quality fixtures and fittings. This superb apartment is ideally located to provide easy indoor access to the leisure facilities provided which includes a swimming pool, gymnasium and a steam room. Viewing is essential to fully appreciate this quality residence.

Price Guide: Offers in the Region Of £220,000

Front entrance door opens into

ENTRANCE HALL

With intercom entry telephone, electric heater, laminate wood floor, inset halogen spotlight fittings, original double doors open into the

UTILITY CUPBOARD

With plumbing for automatic washing machine and provides useful storage facility. Housing the water cylinder.

From the Entrance Hall a door opens into

BEDROOM TWO 8' x 13'6" (narrowing to 8'8")

With double glazed window to the front elevation. An attractive feature of this room is the beamed ceiling and exposed stone work to one wall. Double doors open into built-in wardrobe facilities with fitted shelves providing useful storage. Electric heater. Fitted carpet.

From the Entrance Hall a panel door opens into

BEDROOM ONE 13'7" x 9'2"



With beams to ceiling and exposed stone work to one wall. A sectional double glazed window to the front elevation provides this room with its light and spacious aspect; double doors open to wardrobe facility with fitted shelves. Electric heater, one telephone point and fitted carpet.

From the Bedroom a door opens into the

EN SUITE BATHROOM

With modern white three piece suite comprising panel bath with Victorian style mixer tap with shower fitment, hand wash basin and low flush WC. The bathroom is fully tiled and has a Dimplex electric storage heater. Chrome heated towel rail/radiator. Light with shaver point, inset halogen spotlight fittings to the ceiling electric storage heater and an extractor fan.

From the Entrance Hall a door opens into the

SHOWER ROOM

With modern white three piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. The shower room is fully tiled and has a laminate wood floor. Inset halogen spotlight fittings to the ceiling, extractor fan, shaver point with light, and chrome heated towel rail/radiator.

From the Entrance Hall a door opens into the

OPEN PLAN LOUNGE, DINING ROOM AND MODERN FITTED KITCHEN

KITCHEN 10'10" x 8'1"



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel 1 ½ bowl sink unit with mixer tap, NEFF halogen hob with extractor in stainless steel canopy above with fan assisted electric oven and grill beneath, integrated fridge, integrated freezer, integrated dishwasher, breakfast bar, wine rack and glass fronted display cabinets with concealed lighting. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Inset halogen spotlight fittings to the ceiling and a laminate wood floor.



OPEN PLAN LOUNGE AND DINING ROOM 17'7" x 17'7"



An attractive feature of this room is the superb beams to the ceiling and exposed stone work to one wall. There is a large sectional double glazed window to the front elevation enjoying an attractive garden outlook. Double glazed sectional French doors open onto a patio and provide this room with its light and spacious aspect. One telephone point, 2 electric storage heaters, one TV point and fitted carpet.



LEISURE FACILITIES



The leisure facilities provided for residents include a gym with a wide range of equipment, male and female changing rooms, and a heated indoor swimming pool with steam room and pool side shower. This luxury garden apartment is situated in the same tower as the swimming pool, steam room and gym and as such provides easy access. Each property owner has fishing rights on the lake and has access to the surrounding

8 acres of grounds which include woodland walks. Within the picturesque village of Barkisland facilities include a village school, church, cricket club, a post office and a pub, along with a high quality farm shop catering for all culinary needs. Excellent access is provided to the M62 via j22 & j24 and Sowerby Bridge has a railway station with regular services to Manchester & Leeds.

GENERAL

The property is leasehold on a 999 year lease (commencing 2005) with a ground rent of £100 per annum and a service charge for 2014 of £1953.56

TO VIEW

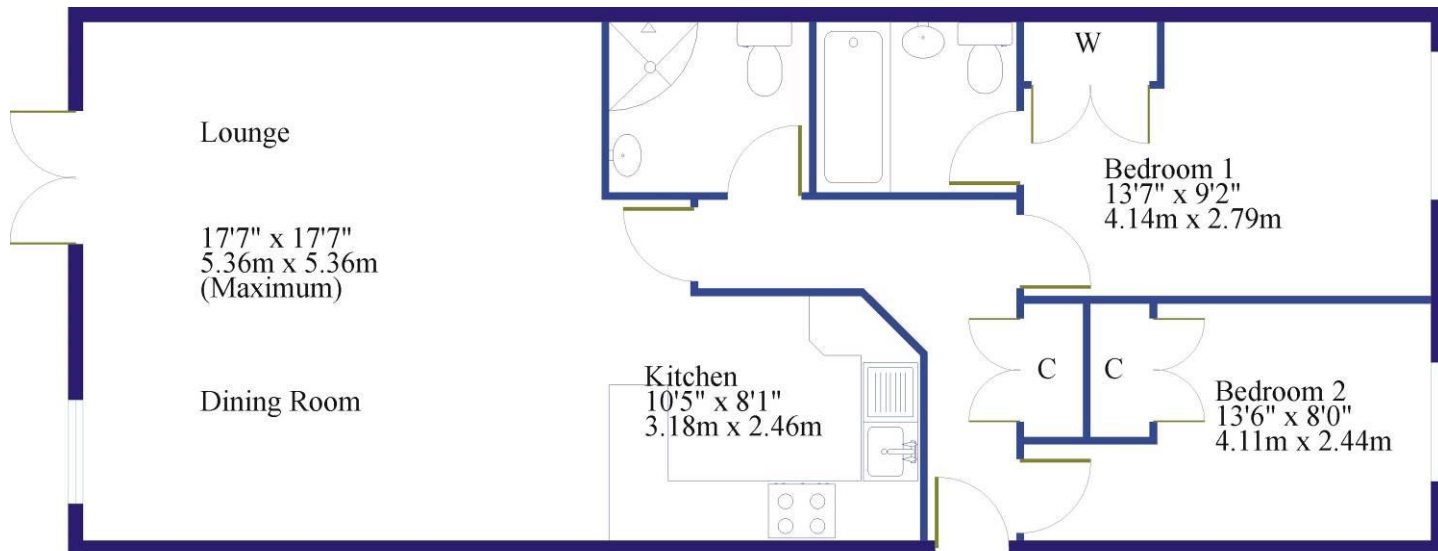
Please telephone the sole selling agents Property @Kemp&Co on 01422 349222

EXTERNAL



To the front of the property there is a flagged patio area with access to a lawned garden





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls doors windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller, his Agent nor Business Etc Ltd

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0186-2893-6916-9909-9221	Current	Potential	0186-2893-6916-9909-9221	Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	82	84	(69-80) C	76	77
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	