

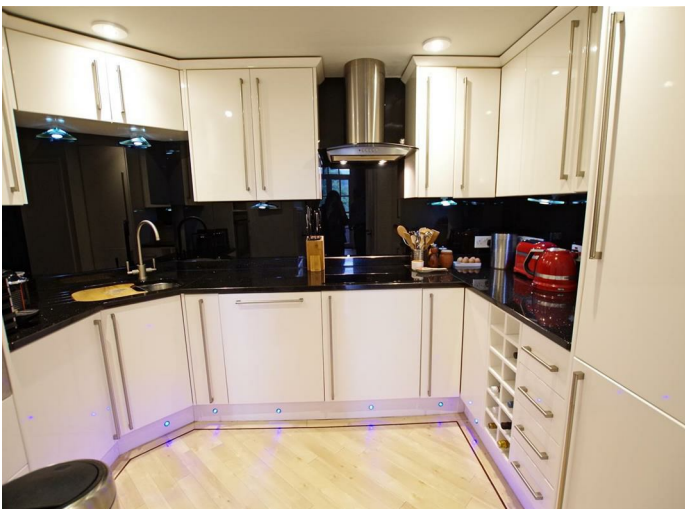


Barkisland Mill, Barkisland, HX4 0HF
Asking price £285,000

E&H Holmes
ESTATE AGENTS

Nestled in the valley between Stainland and Barkisland and surrounded by rural views. This three bedroom penthouse apartment benefits from views across the lake which has an abundance of wildlife and many rural walks from the doorstep. The apartment is presented to a high standard throughout with upgraded kitchen, bathroom and en-suite along with dressing room to the master bedroom. Residents of the mill also benefit from use of the gym and pool. The mill is ideally located for the M62 corridor giving easy access to Leeds and Manchester.

The accommodation in brief, comprises: Lounge/dining room, kitchen, master bedroom with en-suite and dressing room, bedroom two, mezzanine study/bedroom three and bathroom.



Communal Entrance

Entry by secure intercom. Access to all floors by lift and stairs.

Entrance Hall

Electric wall mounted heater.

Lounge/Dining Room 20'8" x 14'3" (6.314 x 4.367)

Exposed stone wall and ceiling beams. Engineered Oak flooring. Storage cupboard. Electric wall mounted heaters. Double glazed window. Double glazed French doors to the lake view balcony.

Kitchen 11'11" narrowing to 7'0" x 10'5" narrowing to 3'9" (3.643 narrowing to 2.154 x 3.181 narrowing to 1.14)

A stylish fitted kitchen with granite worksurfaces and under unit lighting. Undercounter stainless steel on and half bowl sink. Neff oven and combi-oven, Neff induction hob with stainless steel and glass cooker hood over. Neff integrated dishwasher, Integrated fridge and freezer. Utility cupboard with plumbing for washing machine. Storage cupboard and cupboard housing hot water tank.

Master Suite:

Dressing Room 18'4" x 9'8" max (5.612 x 2.955 max)

Built in wardrobes and drawers. Double glazed window.

En-Suite

Modern fitted suite comprising wash hand basin, wc and shower cubicle. Fully tiled. Electric chrome towel radiator. Extractor fan.

Master Bedroom 10'7" x 9'1" (3.244 x 2.769)

Exposed ceiling beams. Electric wall mounted heater. Electronic self closing and self cleaning Velux window.

Bedroom Two 15'11" x 8'9" (4.875 x 2.688)

Exposed ceiling beams. Walk in wardrobe. Velux window.

Mezzanine Study/Bedroom Three 16'4" x 10'1" (4.994 x 3.079)

Built in desk, storage and book cases. Two Velux windows.

Bathroom

Modern three piece suite comprising bath with mixer taps and shower head, wc and wash hand basin. Fully tiled. Chrome towel radiator. Extractor fan.

Parking

Ample communal parking with CCTV security with ANPR.

Facilities

With full access to use the on site swimming pool, gym and steam room, two communal bike stores, communal gardens and lake. The Mill Lake teems with bird life including herons, cormorants, geese, ducks and several smaller birds including a kingfisher. In winter the woods may offer sightings of red deer. Barkisland Mill offers immediate access to walks in beautiful Pennine countryside.

Tenure

Leasehold.

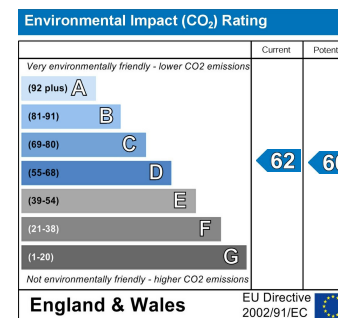
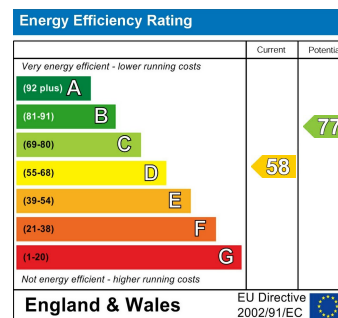
The Ground rent is £100.00 per annum.

The Service Charge is £2260 per annum.

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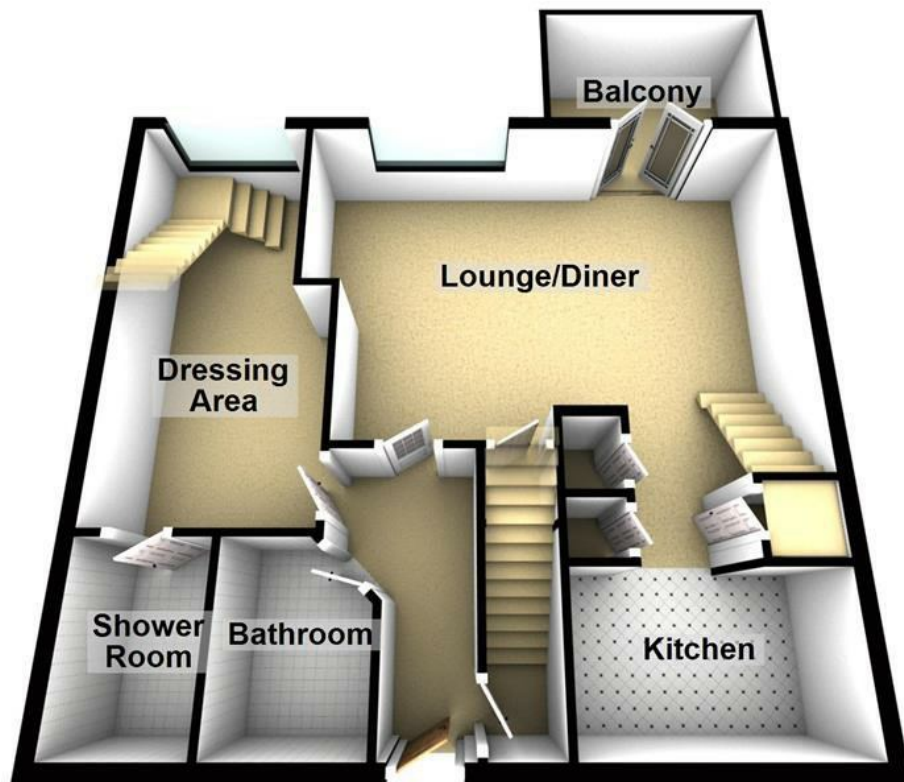
We are not a member of a client money protection scheme.



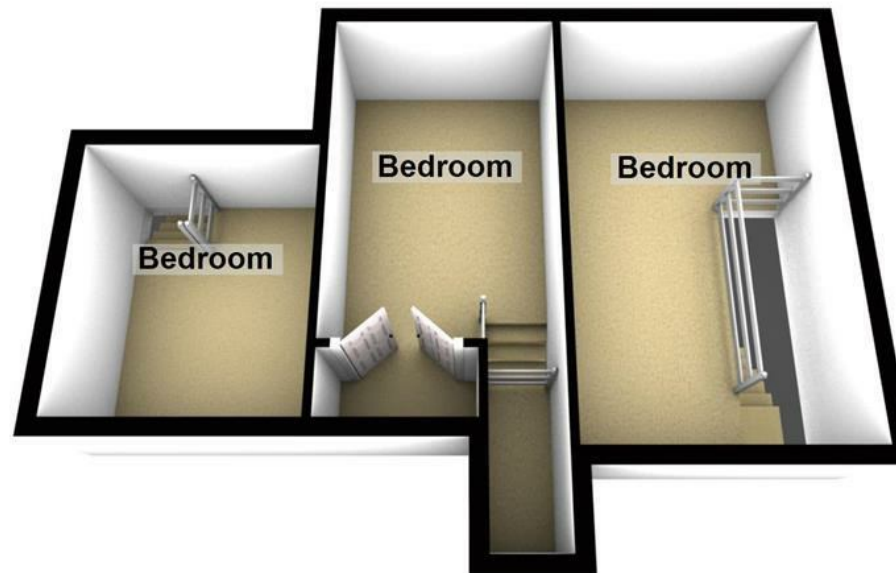




Ground Floor



First Floor



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