

MARSH & MARSH PROPERTIES

9 Calder, Barkisland Mill, Beestonley Lane, Halifax, HX4 0HG

£250,000



****ATTENTION TO ALL YOUNG, PROFESSIONAL, OR RETIRED COUPLES**** Rarely do ground floor apartments with a garden come available, therefore an early inspection comes strongly recommended to avoid any disappointment. Barkisland Mill is a much sought after complex which does include a swimming pool, steam room and a fully equipped gym for free and sole use of all the residents. This apartment is presented to a high standard with high spec fixtures and fittings throughout. In brief comprises of an entrance hall, lounge, kitchen, two double bedrooms and a bathroom. Externally you will find a peaceful lawn garden which steps up to the stunning lake within the grounds of the complex. There is a communal carpark to the front of the building.

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ENTRANCE HALL

Accessed via a solid wooden door this spacious hallway to give a warm welcome. There are ceiling spotlights, Economy 7 electric heater and a mains smoke alarm. There are two useful storage cupboards, one of which houses the water heater and plumbing for a washing machine, the other offers itself to a potential En-Suite facility for the main bedroom but is currently utilised as a large storeroom.

LIVING ROOM 5.2 x 4.4m (17'0 x 14'5)



A bespoke limestone fireplace with a highly efficient living flame electric fire would normally take centre stage, however, the double glazed French doors and large Sash window provide a

pleasant outlook along with ample natural light which steel this crown. The Sash window is a tilt and turn which is complimented by the impressive remote controlled Roman blind. To impressive even further are the exposed stone walls and wooden ceiling beams. Economy 7 electric heater.

KITCHEN 3.5 x 2.35m (13'3 x 7'8)



Only installed in September this year is this modern fitted kitchen with a wide range of wall and base units which provide ample storage space. Integrated appliances include a fridge, freezer, and a dishwasher along with a Neff built in double electric oven and a matching Neff induction hob with a stainless steel cooker hood above. The stainless steel sink is complimented by a chrome mixer tap and a splash back which matches the worktops. To finish the room off is the impressive Antico flooring.

BEDROOM ONE 4.1 x 3.0m (13'3 x 10'0)



A double room with fitted wardrobes, exposed wood ceiling, Economy 7 electric heater and a large Sash window with a remote controlled electric Roman blind.



BEDROOM TWO 4.1 x 2.5m (13'3 x 8'4)

GARDEN



A double room with fitted wardrobes, exposed wood ceiling, Economy 7 electric heater and a large Sash window with a remote controlled electric Roman blind.

BATHROOM

This is a stylish four piece suite comprising of a bath with a chrome mixer tap, separate shower cubicle with a power shower, floating vanity sink unit with a matching chrome mixer tap and a low flush toilet. Completing the room to a high spec are the modern wall and floor tiles along with the chrome towel radiator, ceiling spotlights and an extractor fan.



With just a few steps up to the wonderful lake and its surroundings is this enclosed lawn area with a

raised bedding area.



COMMUNAL AREAS



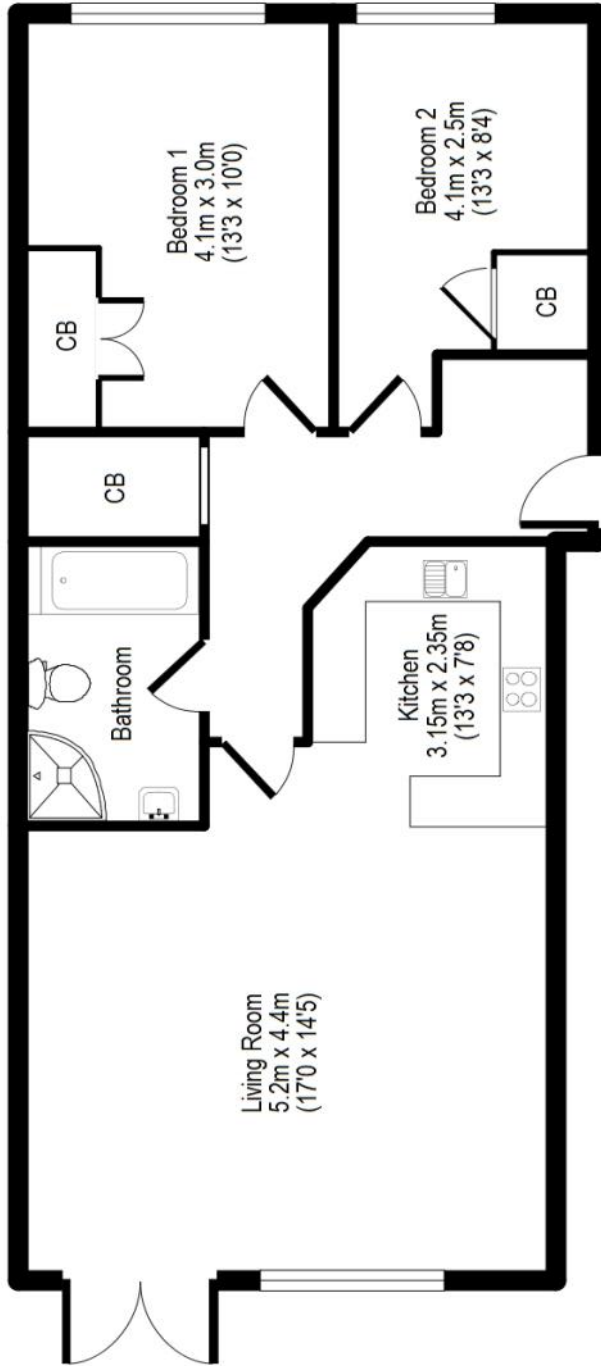
There is a large carpark which provides ample

parking to the front of the building. Private use of the gym, steam room and swimming pool for residents only. Access around the lake and surrounding woodland.



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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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