

Charnock Bates

The Country, Period and Fine Home Specialist



1a The Old Water Mill

Foxen Lane, Mill Bank, Halifax, HX3 3JN









# 1a The Old Water Mill

Foxen Lane  
Mill Bank  
Halifax  
HX3 3JN

Guide price: £117,500







## Summary Description

Situated in the heart of the highly regarded residential village of Mill Bank close to a variety of local amenities this one-bedroom Grade II listed apartment enjoys a semi-rural setting with views across the neighbouring woodland. Benefiting from excellent access to the M62 Network this recently renovated property could be of particular interest to an investor or first-time buyer.

The accommodation briefly comprises; entrance vestibule, open plan living/kitchen, shower room and bedroom.

## Location

1a The Old Water Mill is located in the premier village of Mill Bank, being a conservation area and sitting close to the M62 network accessing both Leeds and Manchester. There is a school within the village and further good schools in the surrounding area. Additionally, it has easy access to the centre of Ripponden which benefits from many fine restaurants, bars and shops. There is a supermarket and railway station nearby in Sowerby Bridge and both Manchester and Leeds Bradford international airports are easily accessible.









## General Information

A timber panelled door leads through to the well-presented open plan living area with wood effect flooring, exposed beams and window to the side elevation which enjoys views of the stream and countryside. Leading through to the newly installed kitchen which boasts an extensive range of fitted base, drawer and eye level units with contrasting laminate wood effect worksurfaces with undermounted stainless steel sink with central mixer tap, wood effect flooring, tile splashbacks and window to the front and side elevation. Integral appliances include washing machine, fridge, electric oven, electric four ring hob with overhead extractor fan.

Positioned off the living area is the inner hallway which provides access to the principal bedroom and shower room having a three-piece suite comprising; wash hand basin with mixer tap and underneath storage, low flush WC and walk in shower with a glass screen and shower head attachment. The principal bedroom benefits from a window to the front elevation, wood effect flooring and built-in wardrobes providing ample storage.





## Externals

A communal paved and lawned garden to the front and side of the apartments. Unallocated residents parking available in the car park.

## Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

## Local Authority

Calderdale MBC

## Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

## Tenure

Leasehold.

Service Charge £1,884.17 per annum including insurance.

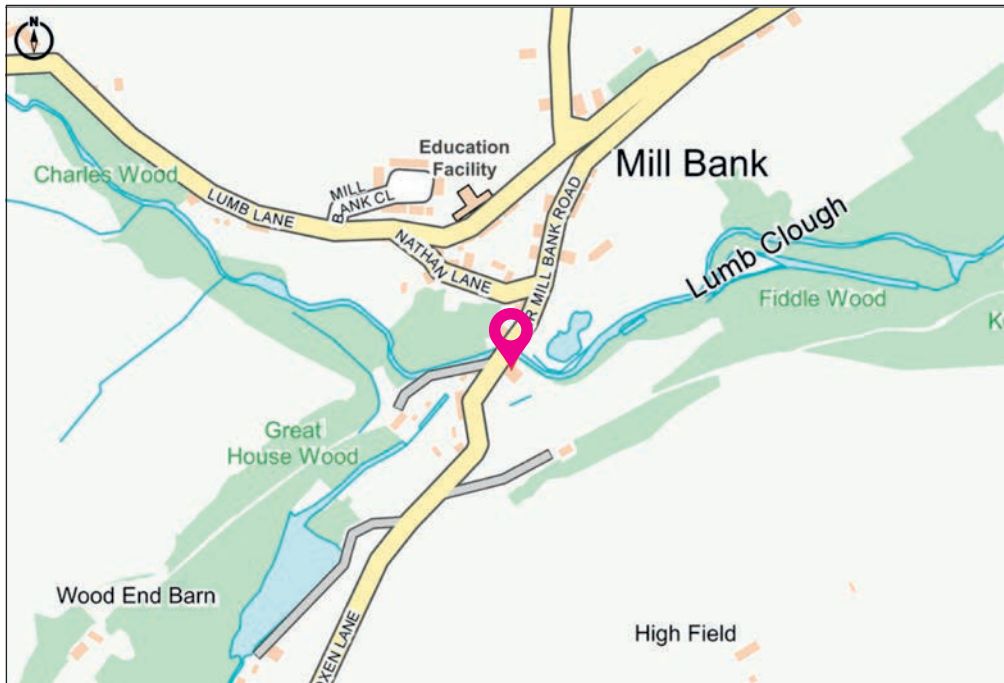
999 year lease. 958 years remaining.



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## Directions

From Halifax proceed along the A58 Rochdale Road towards Sowerby Bridge. Continue through Sowerby Bridge on the A58 until reaching Triangle where you take a left hand turn up Oak Hill towards Mill Bank. Continue to Mill Bank on Oak Hill Road taking the left hand fork proceeding down Lower Mill Bank Road. 1a The Old Water Mill can be found on the left hand side as indicated by a Charnock Bates signboard.

For satellite navigation: **HX6 3JN**

## Local Information

### Nearest Stations

Sowerby Bridge	2.3 miles
Halifax	5.1 miles

### Nearest Schools

St Mary's C of E Primary School	0.3 miles
Triangle C of E Primary School	0.9 miles

### Motorway Network

Junction 23, M62	6.3 miles
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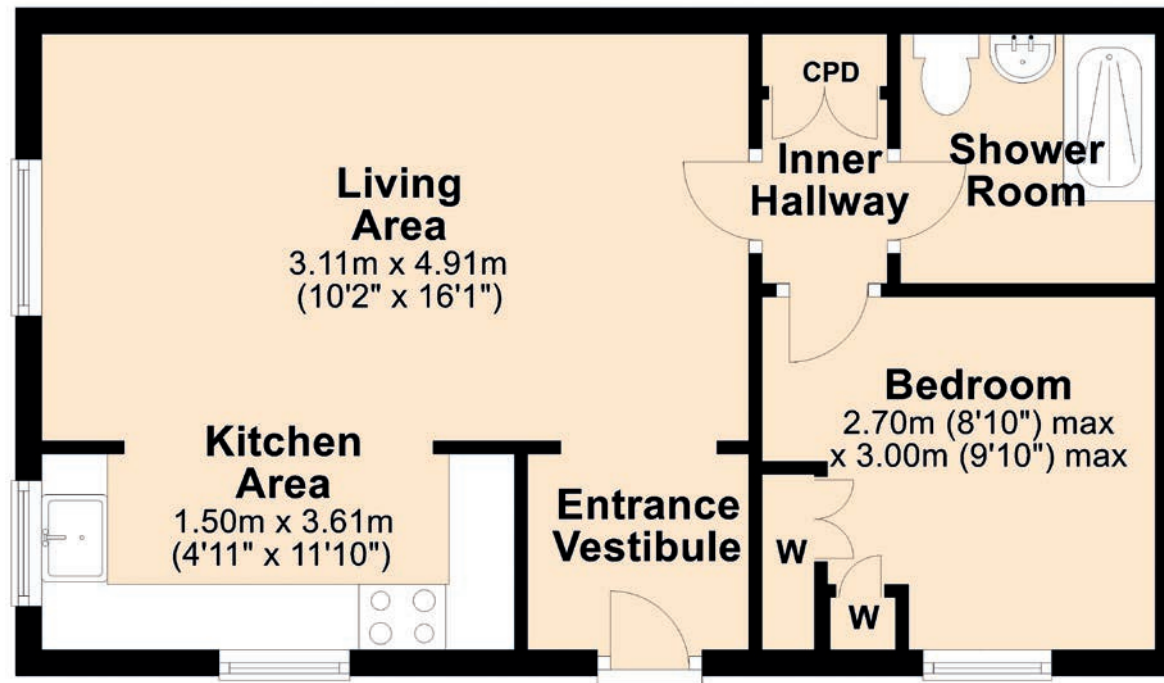


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# Floor Plan





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