

# MARSH & MARSH PROPERTIES

*Garden Apt, 4 Calder, Barkisland Mill, Barkisland, Halifax, HX4 0HG*

*£230,000*



This award winning mill conversion offers character, luxury and charm. Set in a rural location alongside a picturesque lake and having the bonus of its own garden. There has been no expense spared when renovating this open plan apartment. Appointed to the very highest standard this home must be viewed to be appreciated in full. The original features of the mill are included within the apartment; exposed beams, high ceilings and stonework. The accommodation which includes Entrance Hall, Lounge, Dining Kitchen, Two Bedrooms with En-suite facilities and a separate cloakroom.

Barkisland mill is set within the sought after village of Barkisland and is within walking distance of a superb village school, church, cricket club, post office, farm shop and excellent local restaurants and bars. For travel links the M62 is within five minutes' drive allowing rapid access to the motorway network, Manchester and Leeds. In addition, there is a mainline railway station at Sowerby Bridge which is but a ten minute drive away.

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### COMMUNAL ENTRANCE

The mill is accessed through a communal area with intercom facilities.

### ENTRANCE HALL



A solid wood door leads into the apartment. The entrance hall offers a tiled floor, cloakroom cupboard, electric wi-fi heater which are throughout the apartment and can be controlled via an app on your smart phone. Mains smoke alarm.

### CLOAKROOM



The cloakroom comprises of a modern two piece basin, low flush toilet, towel rail and electric fan. The walls are part tiled and the floor being fully tiled.

### LIVING ROOM 5.1 x 3.6m (16'8 x 11'9)



The generous beautifully decorated living area features an exposed wood ceiling, a remote control wall mounted electric fire, double glass panel French doors leading on to the patio/garden, mains smoke alarm and double glazed sash window.



### DINING KITCHEN 6.8 x 5.9m (22'2 x 19'6)

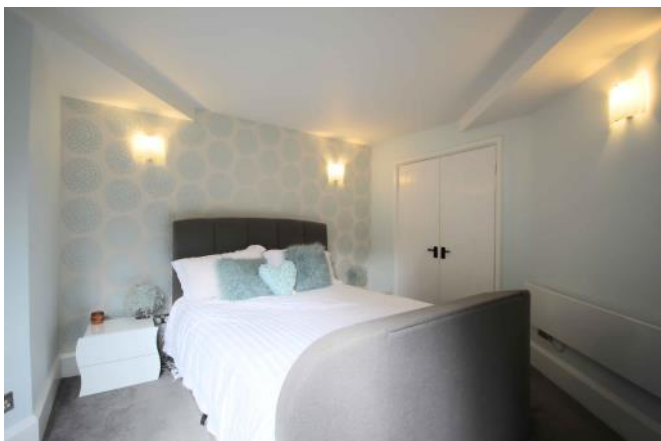


This gives space for a beautifully appointed shaker style kitchen fitted with a range of base and wall units which are complemented with splash back tiling and granite work surfaces. There is a one and half bowl stainless steel sink with a mixer tap, Bosch electric oven, Bosch induction hob with a stainless steel cooker hood, integrated whirlpool dishwasher, fridge, freezer and washer/dryer.

Electric Wi-Fi heater, fully tiled floor and an airing cupboard housing the boiler.



### **BEDROOM ONE 4.8 x 5.2m (15'9 x 16'10)**



This double bedroom is tastefully decorated and has double built-in wardrobes. A delight of this room are the double glazed French doors which lead to the garden area and lake. Electric Wi-Fi heater.



### **EN-SUITE SHOWER ROOM**



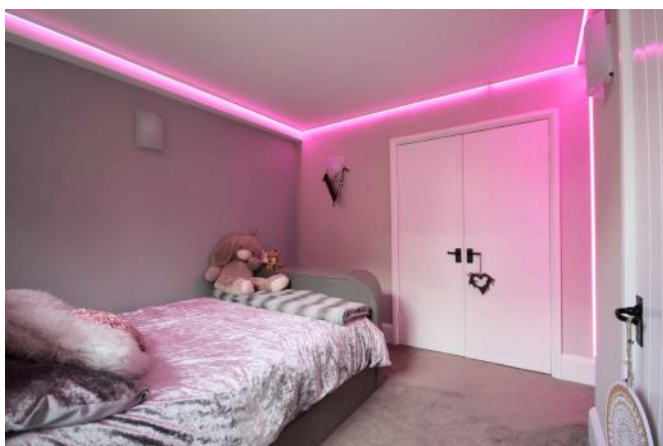
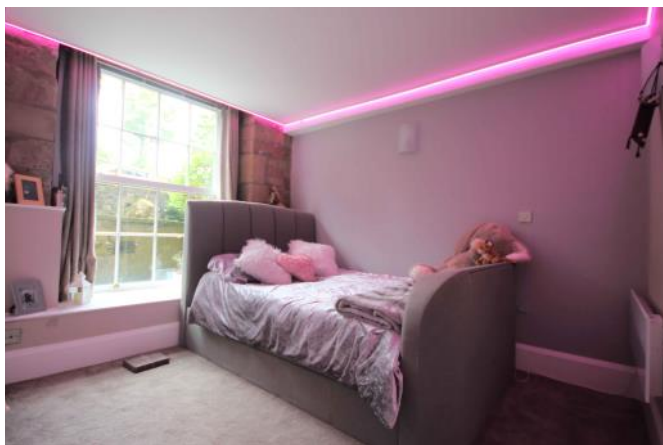
This modern en-suite shower room comprises of a large shower cubicle, wash basin and low flush toilet. Finished to the highest standard with under floor heating, ceiling spotlights, a chrome towel rail, tiled floor and walls. Double glazed sash window.

### **BEDROOM TWO 3.5 x 3.8m (11'5 x 12'5) MAX**

A further double bedroom with original features;



built in double wardrobe and electric Wi-Fi heater.



### EN SUITE BATHROOM

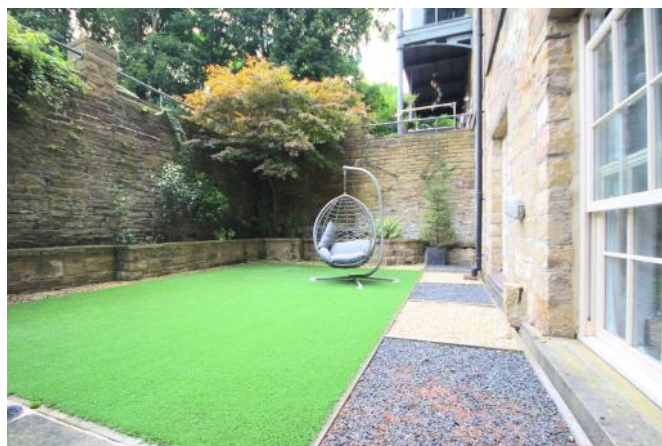


To further enhance the double room there are

modern en suite facilities which include a bath with mixer tap and shower head, vanity sink unit and a low flush toilet. Finished to the highest standard with under floor heating, tiled walls and floor, ceiling spotlights and electric fan.

### EXTERNAL:-

### GARDENS



Enclosed, well presented, artificial lawned garden with lights and power which gives access to the communal gardens and lake. Residents have fishing rights to the picturesque lake.

### LEISURE FACILITIES

Barkisland Mill offers splendid leisure facilities



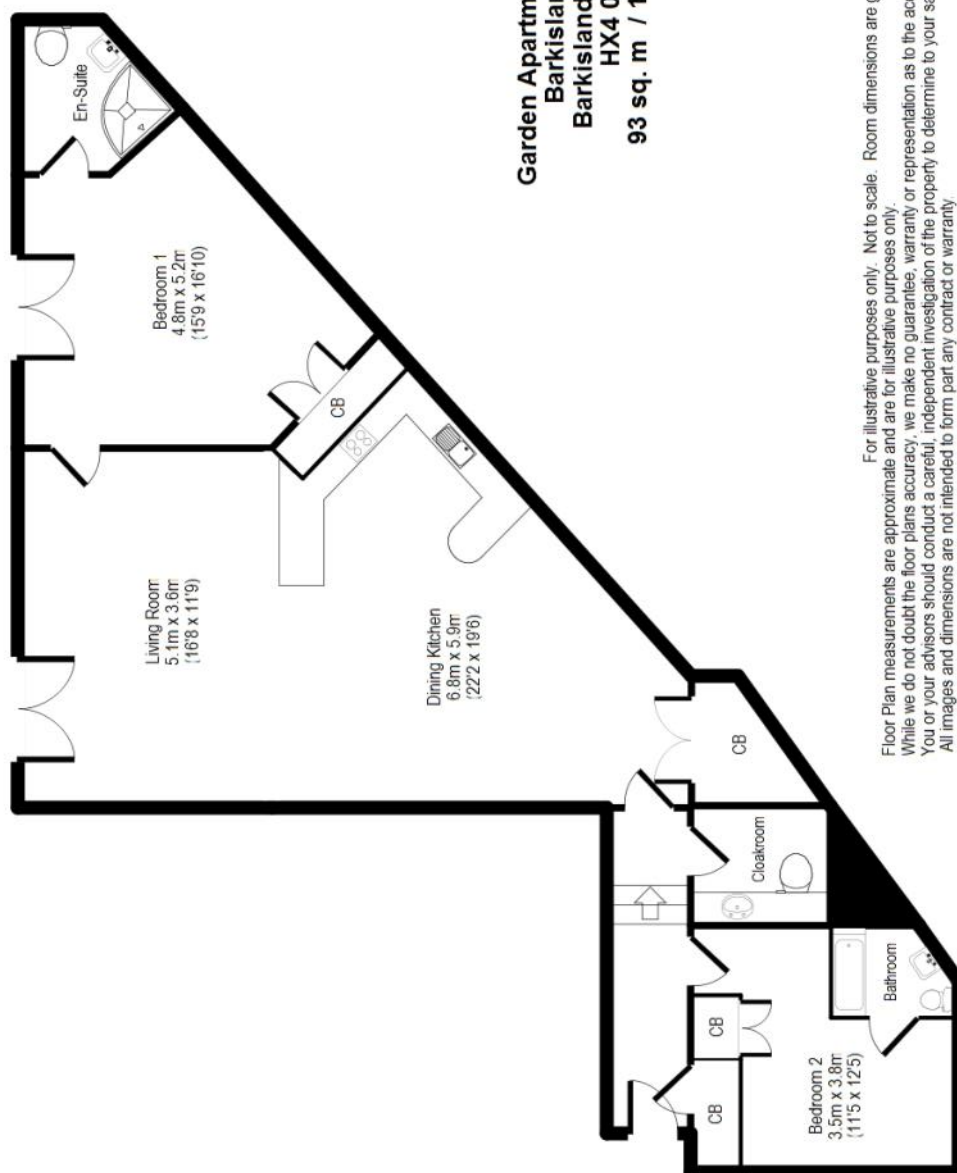
including a fully equipped gym and swimming pool with steam room. Set in acres of woodland there are extensive walks offering stunning views.



### **PARKING**

There are generous car-parking facilities.

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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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