



Barkisland Mill, Beestonley Lane, Barkisland, HX4 0HG



william
h brown

welcome to

Barkisland Mill, Beestonley Lane, Barkisland

With access to a swimming pool and gym the apartment also has a balcony with stunning views over the lake and comes with off road parking. In brief the property has two bedrooms-one with a en suite bathroom, shower room and open plan lounge and kitchen.



Open Plan Living

25' 8" max x 17' 2" max (7.82m max x 5.23m max)

A generously sized room that's full of character. With exposed wooden beams and stone wall, wall light points, wall heaters and double glazed windows to the rear with lovely views and access to the covered balcony. The kitchen area benefits from wall and base units with breakfast bar, integrated oven and hob with extractor hood above, stainless steel sink and drainer, tiled splashback, space/plumbing for appliances and ceiling spotlights.

Bedroom One

13' 11" x 9' 11" (4.24m x 3.02m)

The master bedroom benefits from a double glazed window to the front, exposed stone wall and wooden beams, wall light points, wall heater and spacious built in wardrobes. This room will accommodate a double bed and usual bedroom furniture.

The en suite comprises a bath with shower overhead, w/c, wash hand basin, tiled walls and splashback and ceiling light point.

Bedroom Two

12' 10" x 8' 5" (3.91m x 2.57m)

The second bedroom comprises a double glazed window to the front, wall light point, wall heater, exposed stone wall and wooden beams.

Shower Room

half tiled walls, ceiling light point, w/c, wash hand basin and corner shower cubicle.

Additional/External

The balcony overlooks the lake and has space for bistro style seating, a lovely space to enjoy the warmer weather. To the front is secure parking in the car park. In addition, the property also has access to a swimming pool and gym within the same block as the apartment. This is included within the yearly service charge.



view this property online williamhbrown.co.uk/Property/SWB108886



welcome to

Barkisland Mill, Beestonley Lane, Barkisland

- Two Double Bedrooms
- Balcony With Views Over Lake
- Well Maintained Throughout
- Single Level Accommodation
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£220 000



view this property online williamhbrown.co.uk/Property/SWB108886

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SWB108886 - 0003

 **william h brown**



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE



williamhbrown.co.uk