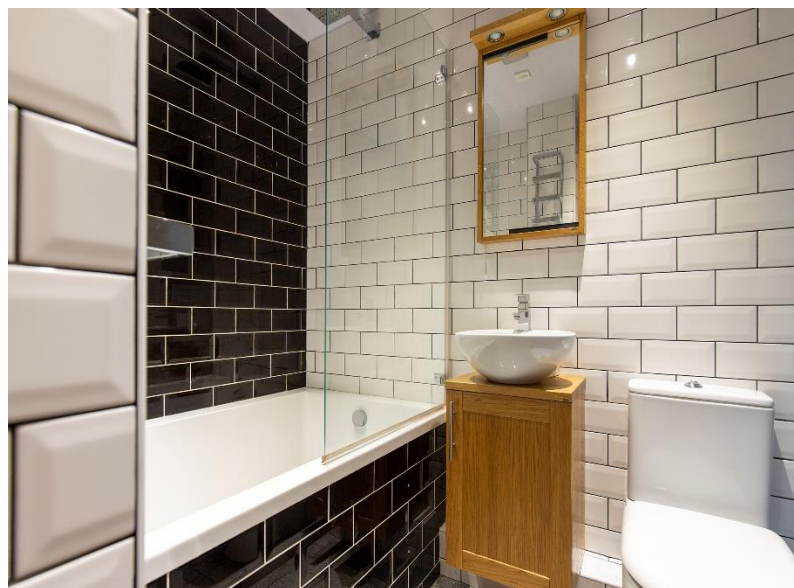




9 COLNE BARKISLAND MILL

BARKISLAND HX4 0HQ



£825 pcm

FIRST FLOOR APARTMENT WITH VIEWS

LIVING ROOM WITH EXPOSED STONEMASONRY & BEAMS

FITTED KITCHEN WITH INTEGRATED APPLIANCES

TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES

THREE-PIECE BATHROOM & SHOWER

CAR-PARKING

BEAUTIFUL COMMUNAL GROUNDS WITH LAKE

COMMUNAL SWIMMING POOL & GYM

UNFURNISHED

Barkisland Mill is an award-winning mill conversion offering luxury accommodation in a rural lakeside setting. This immaculate first floor apartment is located overlooking the car park and valley beyond.

INTERNAL

Entrance hall with two cupboards, one housing water tank. Living room with dual aspect windows. Open through to the kitchen, which is fully equipped with an electric cooker with four-ring ceramic hob, integrated fridge / freezer and dishwasher and washing machine. Two double bedrooms, both with a built in wardrobe. Fully tiled bathroom comprising bath with rainfall shower attachment, WC and wash hand basin.

EXTERNAL

Barkisland Mill provides superb onsite leisure facilities including a fully equipped gym and swimming pool with steam room. The surrounding 8 acres of grounds include a lake with woodland walks and magnificent views. There is generous car-parking, lift access in all buildings and a full-time caretaker on site.

DIRECTIONS

From Ripponden take the Elland Road uphill and, on passing the Fleece Inn, bear right to Barkisland. Proceed ahead at 2 junctions, passing the village shop/post office on the right, into Stainland Road. Continue down the hill and Barkisland Mill is on the right hand side after the junction with Branch Road. Colne is the first tower and accessed via the door leading to the leisure suite. From the main door continue through the second main door and take the stairs to the first floor, go through the fire door and number 9 is there.

TENANT RENTAL APPLICATION PROCESS

If you wish to apply for a property, you will be required to complete a tenancy application form, provide necessary documentation and pay a holding deposit to reserve the property. This is equivalent to one week's rent and is refundable. It will only be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Once the application is successful, you will be required to pay a bond / security deposit (equivalent to five week's rent) and sign the Tenancy Agreement. The first month's rent is due on the tenancy start date, and the holding deposit will be credited towards this.

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019, as per our Tenant Fees Schedule (available on our website www.houses.vg).

We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).

LOCATION

The charming village of Barkisland is within walking distance, with a pub, cricket club, church and school. Neighbouring villages boast extensive facilities including a dentist, health centre, shops and restaurants. Wonderful woodland walks are to be enjoyed in the 8 acres of grounds and there are fishing rights to the lake for residents. The M62 (J22 & J24) is within 15 minutes drive and there is a mainline railway station at Sowerby Bridge, only 15 minutes away.

SERVICES

Mains water and electric with electric radiators complemented by sealed unit double glazed windows.

COUNCIL TAX BAND - D

EPC RATING - E

ACCOMMODATION (all sizes approximate)

Entrance Hall

Living Room

18' 10" x 11' 0" (5.74m x 3.35m)

Kitchen

7' 11" x 7' 8" (2.41m x 2.34m)

Bedroom 1

11' 3" x 10' 0" (3.43m x 3.05m)

Bedroom 2

10' 7" x 7' 9" (3.23m x 2.36m)

Bathroom

Approximate Gross Internal Area :-
57 sq m / 614 sq ft

