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RESIDENTIAL







Apartment 1 Colne Barkisland Mill

Beestonley Lane, Barkisland, HX4 0HQ

Offers Around £135,000 Leasehold

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Located within the historic 19th-century Barkisland Mill, this lower ground floor apartment features two well-proportioned bedrooms and two bathrooms, making it ideal for couples, young professionals or investors. The property is available with no upper chain, making it an excellent choice for those looking to move in quickly, and benefits from two designated parking spaces. Set within approximately eight acres of woodland which include the original mill pond, the mill also boasts a leisure suite that includes a swimming pool, sauna, and gym.

Location

Barkisland Mill is positioned on Beestonley Lane, close to the highly sought-after location of Barkisland village. Local amenities include Barkisland Post Office and general store, a cricket club and highly regarded primary school. A variety of wider amenities, restaurants and bars are available within nearby Ripponden and West Vale. The mill features three residential sections: Colne, Calder, and Ryburn, with the residents of Colne having integral access to the leisure suite.

Accommodation

A spacious entrance hallway benefits from a utility cupboard with plumbing for a washing machine, and an intercom handset. The open plan living kitchen boasts exposed stone walls to the lounge area with an exposed beamed ceiling and double doors which give external access out to the car park. The kitchen area provides a good range of base, wall and drawer units with under unit lighting, glass display cupboards and bottle storage. Complimentary worksurfaces incorporate a 1 and ½ bowl sink with drainer and mixer tap over, and integrated appliances include a four ring electric hob with extractor above, electric oven, dishwasher, fridge and freezer.

Each bedroom enjoys exposed beams and stonework, and a fitted double wardrobe with the principal bedroom additionally benefitting from an en suite shower room. The house bathroom features a white suite comprising: wash hand basin, WC and bath with mixer tap and shower attachment over. Heating is provided via wall mounted electric heaters throughout the apartment.

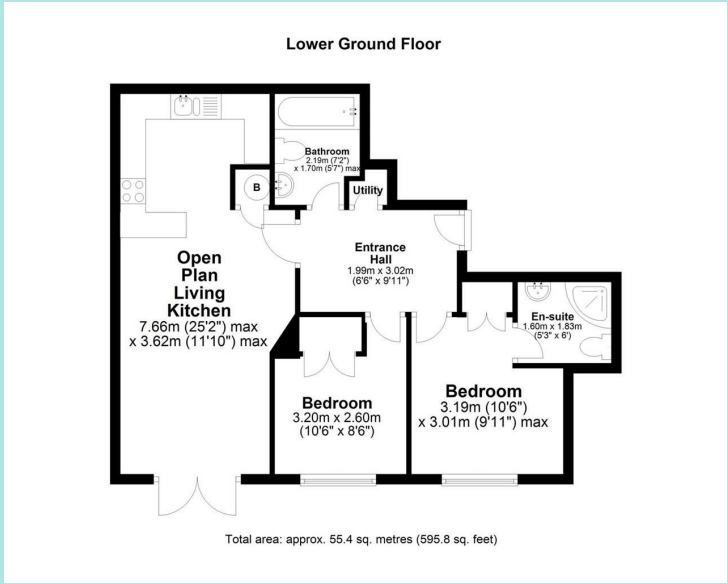
The communal leisure suite includes a swimming pool, sauna and a gym including a free-weights section and changing rooms.

Externally, there are communal gardens to the side and rear which can be utilised by all residents and which include the mill pond and stunning woodland. To the front of the property, a large communal car park provides ample off-street parking, with Apartment 1 Colne benefitting from two designated spaces, ensuring convenience for residents.

Lease Details

The apartment is Leasehold on a 999 year lease from 1 January 2000, with approximately 973 years remaining.
Ground Rent: £150 per annum
Service Charge: £3,933 per annum. Please note the service charge is currently £1,000 higher than normal due to special, additional works being carried out and is due to return to normal levels in 2028.





Council tax band: D
EPC rating: D
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Service charge: £3,933 per annum.

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