



## Arkangarthdale Holywell Hall

Holywell Green, Halifax, HX4 9AD

£1,400 PCM





We are delighted to present to the market this two bedroom apartment which has been renovated throughout to an exceptional standard having bespoke fixtures & fittings, and completed to a 'Victorian' period style in keeping with Holywell Hall. The Grade II listed hall was constructed mid-19th Century as a mill owner's mansion and boasts Renaissance detail. Internally the communal areas retain original plasterwork & fireplaces as well as being adorned with period furnishings.

Positioned conveniently for amenities in both the Halifax and Huddersfield areas, and with excellent access to the M62 motorway network. The apartment has recently undergone a full refurbishment including period kitchen with high end integrated appliances, and two bathrooms with niche fittings in keeping with the conversion - viewing is highly recommended to be fully appreciated.

Externally access is provided off Stainland Road which leads to the main hall where there is hard standing with off street parking. Considerable landscaped areas surround the property with access to lawned areas.

Internally the property comprises; grand communal entrance hall leading up to the first floor apartment. The apartment itself comprises of open plan lounge / kitchen area with high ceilings and oak flooring, both the master bedroom and second bedroom benefit again from high ceiling / oak flooring with the en-suite and bathrooms having Victorian era fixtures and fittings.

An exceptional opportunity for a single or professional couple looking for a low maintenance, high specification accommodation situated in a semi-rural location yet with great access to local amenities and conurbations.

#### External

Holywell Hall is a Grade II listed building set within private grounds with extensive lawned area and providing off street parking.

#### Communal Area

Stone steps and columned entrance way leads to grand communal area with panelled walls and high ceilings with original plaster work & covings. The communal area is carpeted throughout and boast some original pieces of Victorian furniture in keeping with the residence. Arkendalegarth occupies a first floor position within the building.

#### Kitchen / Lounge

Kitchen and lounge has a neutral décor in keeping with the property, high ceiling and oak floors. The kitchen suite offers a mix of both base and wall units with an island separating the kitchen area from the lounge and incorporating composite granite work surfaces. Appliances included NEFF integrated fan oven, NEFF combination oven, NEFF induction hob, NEFF extractor canopy, integrated washer/dryer, integrated individual under counter fridge, freezer, and integrated under counter dishwasher. The suite is finished in a period Victorian style with subtle touches complementing this such as period 'globe' splashback, central period drop light fittings, and rose / ceiling covings.

#### Master Bedroom

Neutral décor in keeping with the property consisting of high ceilings / decorative covings and oak floors. Natural light from windows to two elevations, store cupboard housing the gas combination boiler, and elevated TV & power sockets. Door leads through to:

#### En-suite

The en-suite consists of Victorian style high chain flush WC and original vanity unit with composite his & hers sink and a porcelain tiled floor. The P-shaped bath includes an over bath thermostat shower and glass shower screen. Backlit vanity mirror magnified vanity element. Fully tiled walls in keeping with the period theme and window giving open views.

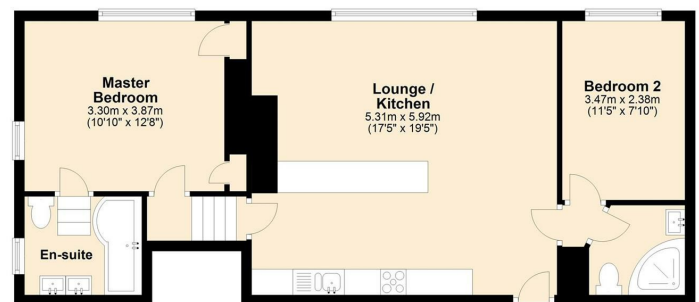
Council tax band: C

EPC rating:

Deposit: £1,615

### Arkengarthdale, Holywell Hall

Approx. 64.5 sq. metres (694.2 sq. feet)



Total area: approx. 64.5 sq. metres (694.2 sq. feet)



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