



RESIDENTIAL



New Mill Kell Lane

Wainstalls, Halifax, HX2 7UW

Asking Price £179,995 Leasehold





Set within a beautifully converted mill on Kell Lane in the village of Wainstalls, this ground floor apartment offers a unique blend of modern living with period features and rural charm. Offered with no upper chain, the property features three well-proportioned bedrooms, two bathrooms, a spacious dual-aspect reception room with a raised dining area, attractive communal gardens, and off-road parking for two vehicles. Whether you are a first-time buyer, downsizer, or simply seeking a new home in a picturesque setting, Apartment 3 at New Mill is a property not to be missed.

Location

The village of Wainstalls is a particularly appealing location, benefitting from the highly regarded Wainstalls Junior and Infant School and stunning rural views, it lies just a short drive from Halifax town centre and Halifax Railway Station — providing the perfect balance of semi-rural living and convenient access to urban amenities. New Mill is positioned off Kell Lane, and can be accessed from Mount Tabor Road via either Wainstalls Lane or Wainstalls Road.

Accommodation

From the car park, steps leads up to the communal entrance door. The apartments' private entrance door opens into a spacious, inviting entrance hallway with exposed beams to the ceiling and support pipes. On the left the good size kitchen enjoys a range of base, wall and drawer units including a glass display cabinet, with tiled splashbacks. Complementary worktops incorporate a four ring gas hob with extractor hood above, and a 1 and ½ bowl sink with drainer and mixer tap over. There is an integrated electric oven, a recess with microwave, space for a fridge freezer and plumbing for a washing machine. An expose beam runs along the ceiling and a large window allows natural light.

Double timber and glazed doors open into a spacious dual aspect lounge with exposed beams to the ceiling and an elevated dining area with timber spindle balustrade. Two of the windows have fitted seats and the central feature is a fireplace with a coal effect gas fire set up upon a marble hearth and backplate with surround.

There are three bedrooms, each with large windows with fitted seats, and views overlooking the pond and garden area. The principal bedroom features an exposed beam to the ceiling and two double fitted wardrobes. It also benefits from an en-suite shower room comprising: wash hand basin, WC and shower cubicle. With tiled splashback and an extractor fan. Adjacent to the principal bedrooms is a second double bedroom with two double fitted wardrobes and two beams to the ceiling, with the adjoining third bedroom being a good sized single.

Completing the accommodation the house generous bathroom provides a wash hand basin set with a vanity unit with fitted mirror above, WC and bath with shower attachment taps over. The surround of the bath is mirrored and set within a panelled casement.

The apartment benefits from two parking space with ample visitor parking available. The communal grounds include paved and lawned areas with a pond which enjoys stunning views.

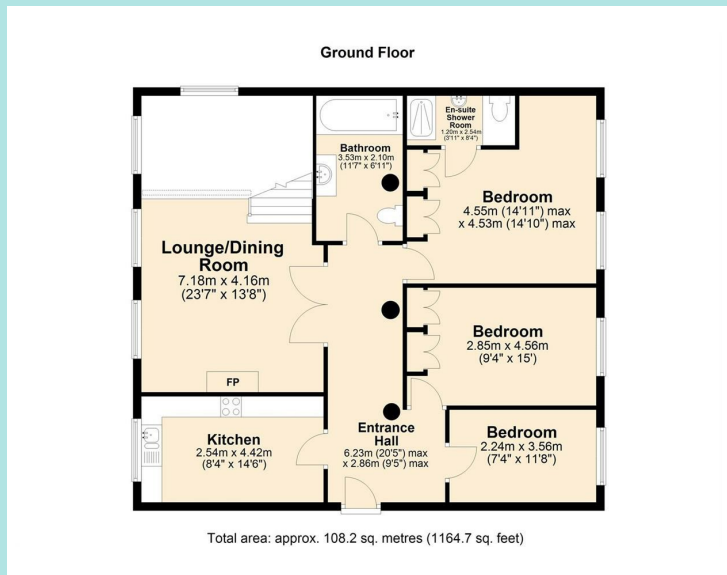
Lease Details

Lease Term: 999 years from 23 September 1996 with approximately 969 years remaining.

Service Charge: £2,412.00 (1st of September 2025 - 31st of August 2026).

Ground Rent: £0 / nil. No Ground Rent payable as the New Mill Management Company are the Freeholder.

Please note: scaffolding is currently in place around the mill whilst a complete re-roofing project is undertaken. The full cost of these works has already been covered, and no contribution will be required from the new owner.



Council tax band: D

EPC rating: D

Ground rent: £0 / Nil

Service charge: £2,412.00 per annum.

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