



Barkisland Mill. Beestonley Lane, Barkisland, HX4 0HG
£200,000

E&H Edkins Holmes
ESTATE AGENTS

Edkins & Holmes are proud to offer this delightful and spacious two-bedroom apartment. Barkisland Mill is a prestigious award-winning development set in a beautiful rural location. A viewing is essential so the apartment's surroundings can be fully appreciated. The Mill has the added benefit of a leisure centre with swimming pool, gym, steam room and changing rooms. The apartment has its own patio and garden, with direct access to the lake. Its cosy and characterful living space offers open-plan design, and all main rooms have exposed stonework, wooden ceilings, double-glazed sash windows, and wide window sills. The main bedroom has a full en-suite bathroom. There is a second bedroom, and a separate shower room. The entire property was decorated throughout only six years ago, with new carpets and floor coverings, and new slim line electric radiators.

Barkisland is within easy reach of the M62 for commuters to Manchester or Leeds, is on or near local bus routes, and offers an excellent primary school, post office and shop, a church and a cricket club.

No pets are allowed.



Entrance Hall

It provides access to all principal rooms and has two spacious storage cupboards with hot water cylinder and plumbing for a washer / dryer.

Living Room 25'5 x 15'11 (7.75m x 4.85m)

The kitchen is fitted with wood finish wall and base units, stainless steel sink and drainer, fridge and freezer, dishwasher, stainless steel extractor hood and more recently a new double oven and induction hob. The glazed doors lead on to the patio and garden.

Main Bedroom 14'11 x 9'10 (4.55m x 3.00m)

This spacious room has two double built-in wardrobes and a door into its en suite bathroom.

En-Suite 6'10 x 8'10 (2.08m x 2.69m)

It is partially tiled, with a white three piece suite - bath, wash hand basin, low flush toilet and electric towel rail and extractor fan.

Bedroom Two 13'0 x 8'9 (3.96m x 2.67m)

This spacious double room has a built in wardrobe.

Shower Room

It is partly tiled, with a white three piece suite - shower cubicle, wash hand basin, low flush toilet and electric towel rail and extractor fan.

External

Unlike most apartments this property has the benefit of its own patio garden, with steps providing direct access to the wonderful lake and communal gardens and woodland. The development has a large car park offering ample off-road parking with security cameras.

Lease

Lease - 999 years from 2000

Ground Rent - £100 per annum

Service Charge - £241.06 per month

Council Tax Band - E

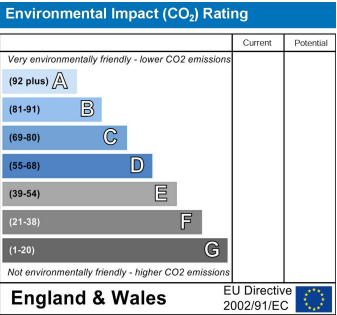
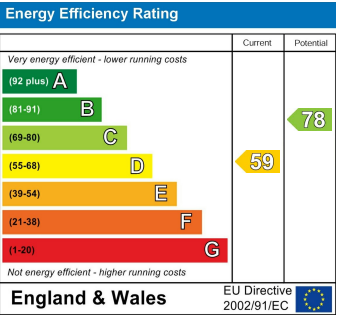
Location

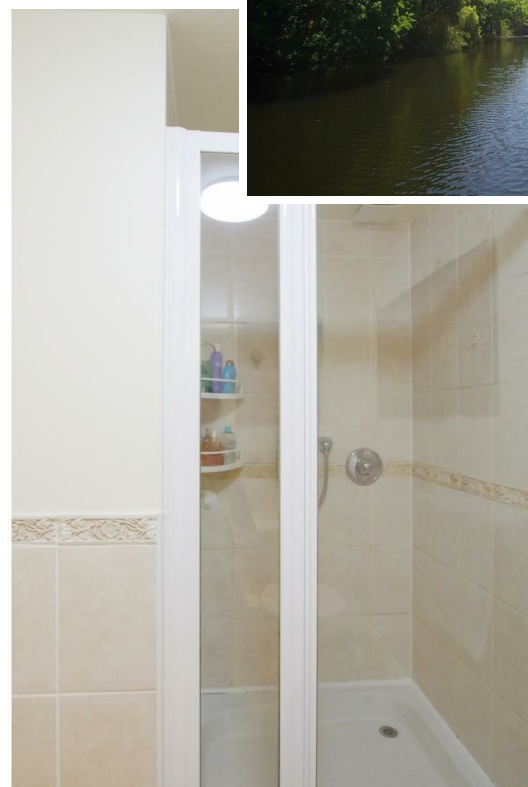
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
packet.orders.vast

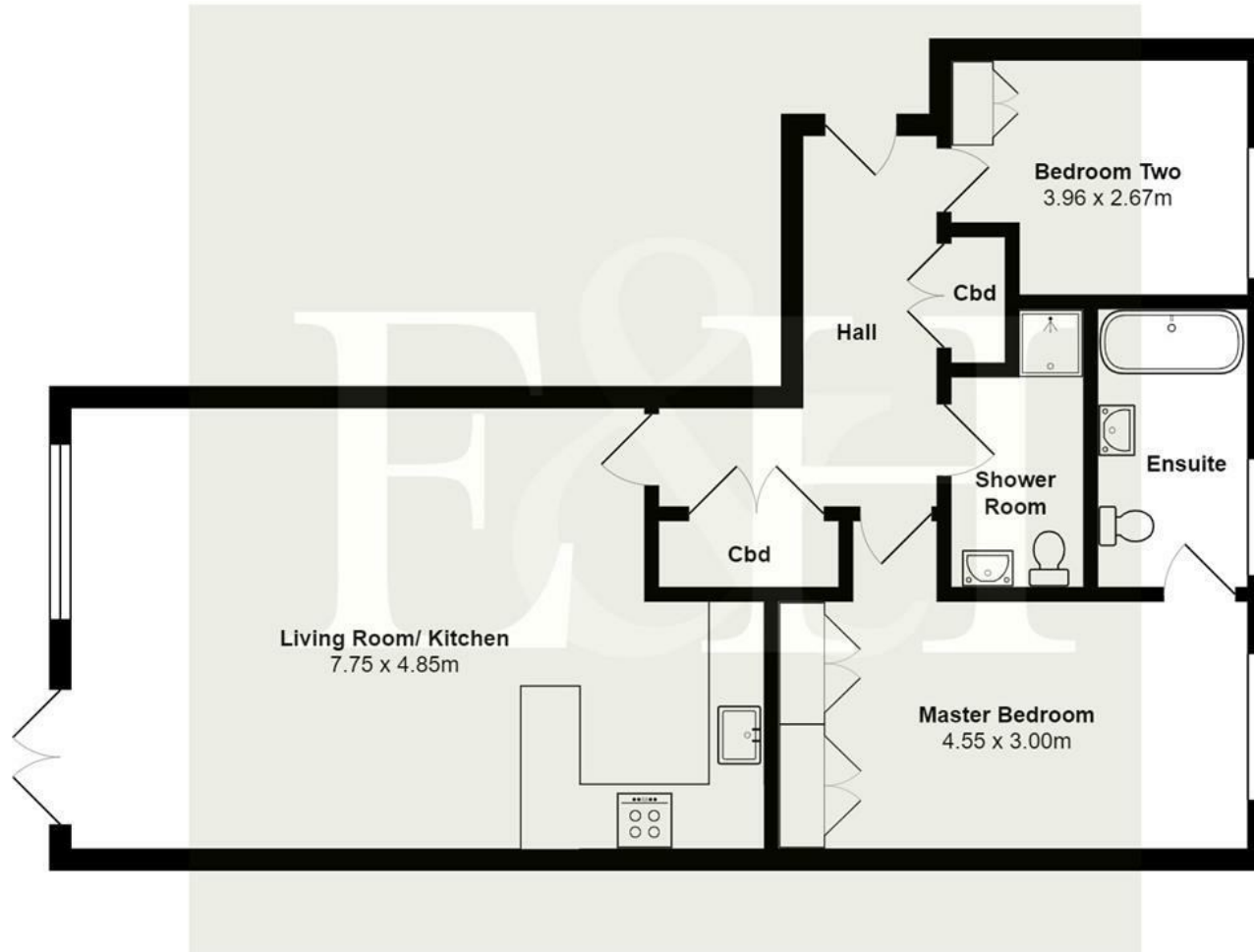
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All measurements are approximate and for display purposes only