



6 Calder Barkisland Mill, Beestonley Lane, Barkisland, Halifax, HX4 0HG  
£230,000

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GROUND FLOOR APARTMENT WITH GARDEN. A superbly appointed two-bedroom ground floor apartment, offered with no onward chain, positioned within the exclusive and award-winning Barkisland Mill development. This exceptional home seamlessly combines the building's rich character with contemporary, luxury finishes such as Neff appliances and LED lighting, featuring generous open-plan living, an en suite to the principal bedroom, and the rare advantage of direct access to a private, enclosed garden. Set within beautifully landscaped grounds in the heart of this prestigious village, the property enjoys an idyllic lakeside setting with easy access to amenities, countryside trails, and excellent commuter connections to Halifax, Huddersfield and the M62. Residents benefit from an outstanding range of on-site leisure facilities, lift access and ample secure parking, making this one of the most desirable apartments within the development.

## GROUND FLOOR:

### Entrance Hall

Access via the front door into a spacious entrance hallway with a built-in utility cupboard housing the hot water cylinder, space and plumbing for an automatic washing machine, and additional storage. The hallway features wood-effect laminate flooring, a wall-mounted electric heater, telephone entry system, and inset ceiling spotlights.

### Lounge/Dining Area

14'11" x 16' max (4.55m x 4.88m max)

This generous open-plan living and dining space features exposed stone and brick walls, exposed ceiling beams, wood-effect laminate flooring, and two wall-mounted electric heaters. Large sash windows provide natural light and direct access to the private enclosed garden.

### Kitchen

6'6" x 11'10" max (1.98m x 3.61m max)

Open-plan to the lounge/diner, and is fitted with a range of matching wall and base units with granite-effect laminate working surfaces. Appliances include a four-ring Neff induction hob with extractor, Indesit electric oven, built-in fridge/freezer, full-size dishwasher, and wine rack. Tiled splashbacks, under-cupboard lighting, and inset ceiling spotlights complete the design.



### Master Bedroom

13'8" x 8'7" max (4.17m x 2.62m max)

Featuring wood-effect laminate flooring, exposed ceiling beams, four wall light points, an electric wall-mounted heater, built-in wardrobes, and a sash window. A door leads to the en suite bathroom.

### En Suite Bathroom

Fully tiled to the walls and comprising a panelled bath with shower attachment, low flush WC, wash hand basin, inset ceiling spotlights, extractor fan, wood-effect laminate flooring, and an electric ladder-style heated towel rail.

### Bedroom 2

13'8" x 8'5" max (4.17m x 2.57m max)

Featuring exposed beams, wood-effect laminate flooring, built-in storage, four wall light points, a large sash window, and an electric wall-mounted heater.

### Shower Room

Fully tiled and fitted with a corner shower unit with thermostatic shower, pedestal wash hand basin, low flush WC, wood-effect laminate flooring, electric ladder-style heated towel rail, inset ceiling spotlights, and extractor.





#### TENURE:

Leasehold - Term: 999 years from 1 January 2000 / Rent: £100 rising to £200 and service charge

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

#### COUNCIL TAX BAND:

Band E

#### MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

#### OUTSIDE

The property benefits from a private, enclosed garden comprising a paved balcony area and a further enclosed lawned garden. Steps from the garden give direct access to the onsite lake and woodland walks.

#### COMMUNAL FACILITIES

Barkisland Mill offers superb leisure facilities including a fully equipped gym, swimming pool with steam room, and fishing rights on the lake. The development is set within eight acres of landscaped grounds, with lift access, generous parking, and an on-site caretaker.

#### BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### DIRECTIONS:

From Elland, head out of the town centre on the B6114 towards West Vale. Continue straight through West Vale, following signs for Barkisland. As you climb up Saddleworth Road, continue for approximately 1.5 miles until you reach Barkisland. Turn left onto Scammonden Road and follow the road down towards the mill complex. Barkisland Mill will be located on your right, clearly signposted as you approach.

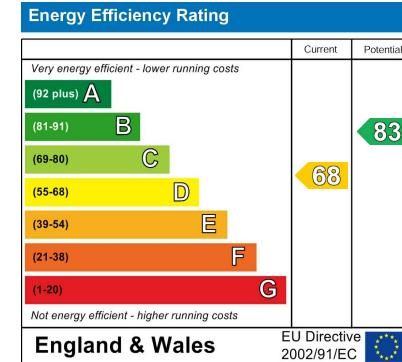




### Ground Floor



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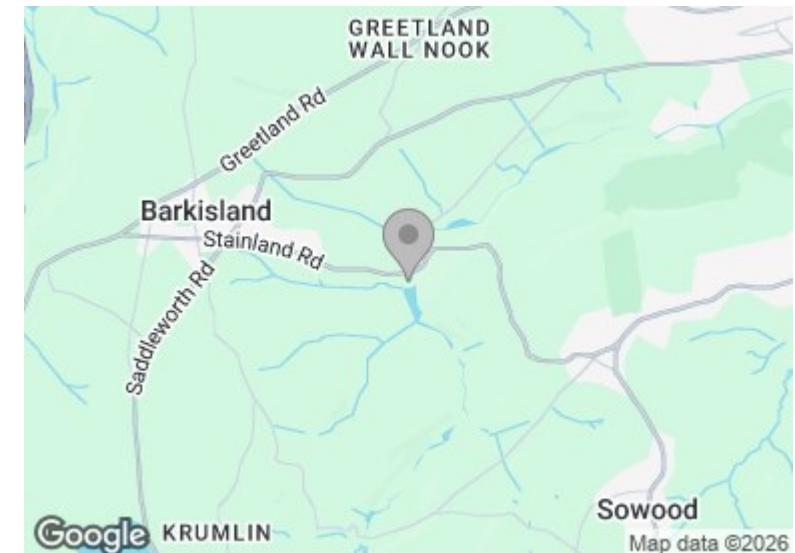
### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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