



2 Colne Barkisland Mill Beestonley Lane, Halifax, HX4 0HQ

£155,000

Offered FOR SALE is this TWO bedroom apartment in this mill conversion in the highly sought after area of Barkisland. Accommodation comprises; Entrance hallway, open plan lounge/kitchen, two double bedrooms (master with en-suite bathroom) and shower room. Garden to rear. Residents have the use of the leisure suite which comprises; swimming pool, steam room and gymnasium. Superb lake with woodland. Parking. The property has the benefit double glazing and electric storage heaters. Close to amenities, transport links and access to the M62 motorway network. Viewing essential.

Ground Floor

Entrance Hallway

Entrance door, laminate floor and storage cupboard housing the electric fusebox and hot water cylinder and having plumbing for washing machine. Spotlights, intercom entry system, electric radiator and room stat. Doors to shower room, bedrooms and lounge/kitchen;

Lounge/Kitchen 14'5" x 17'8" (4.4 x 5.4)



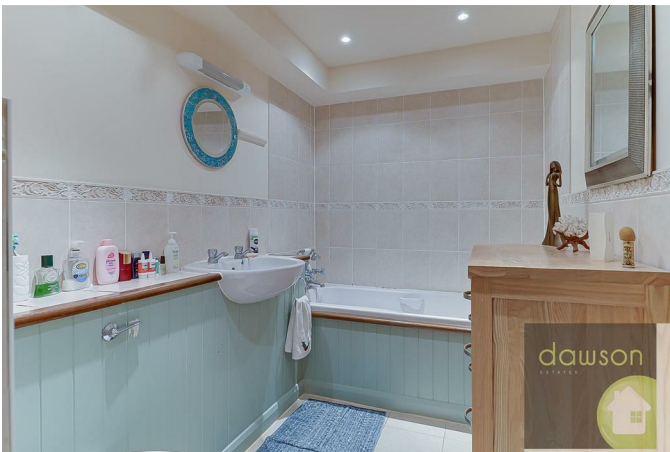
The kitchen has a range of wall and base units with laminate worktop and tiled splashbacks. Stainless steel one and a half sink and drainer, electric oven, electric hob and extractor hood above. Integrated fridge, freezer and dishwasher. Under cupboard lights. Laminate floor, two electric radiators, wall lights and spotlights. T.v./fm/satellite point, telephone point, extractor fan and wooden double glazed french doors to rear. Wooden beams to ceiling and exposed stone walls.

Bedroom One 8'10" x 11'11" (2.7 x 3.65)



Double bedroom with radiator, wall lights and wooden double glazed window to rear. Telephone point and two built in wardrobes with hanging rail and shelving. Wooden beams to ceiling and exposed stone walls. Door to en-suite bathroom;

En-suite Bathroom 5'6" x 10'5" (1.7 x 3.2)



Three piece suite comprising low flush w.c, sink and bath with mixer shower over. Tiled floor, part tiled walls and electric heater. Spotlights, extractor fan and wall light with electric shaver point.

Bedroom Two 8'8" x 8'10" (2.65 x 2.7)



Double bedroom with radiator, telephone point, wall lights, picture rail and wooden double glazed window to rear. Built in wardrobe with hanging rail and shelving. Wooden beams to ceiling and exposed stone walls.

Shower Room 6'0" max x 7'4" max (1.85 max x 2.25 max)

Three piece suite comprising low flush w.c. sink and shower cubicle with mains shower. Tiled floor, part tiled walls, extractor fan and spotlights. Electric heater and wall light with electric shaver point.

External



To the rear is a patio garden with raised flower beds having bushes and shrubbery. Steps lead to the lake. External light.

Parking

Communal car park

Tenure

We have been advised by the vendor that the property is leasehold. Service charge is £188 pcm. The ground rent is £100 pa.

Energy Rating

E

Council Tax Band

D

Viewings

Strictly by appointment. Contact Dawson Estates.

Property to Sell?

Call for a FREE, no obligation valuation.

Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

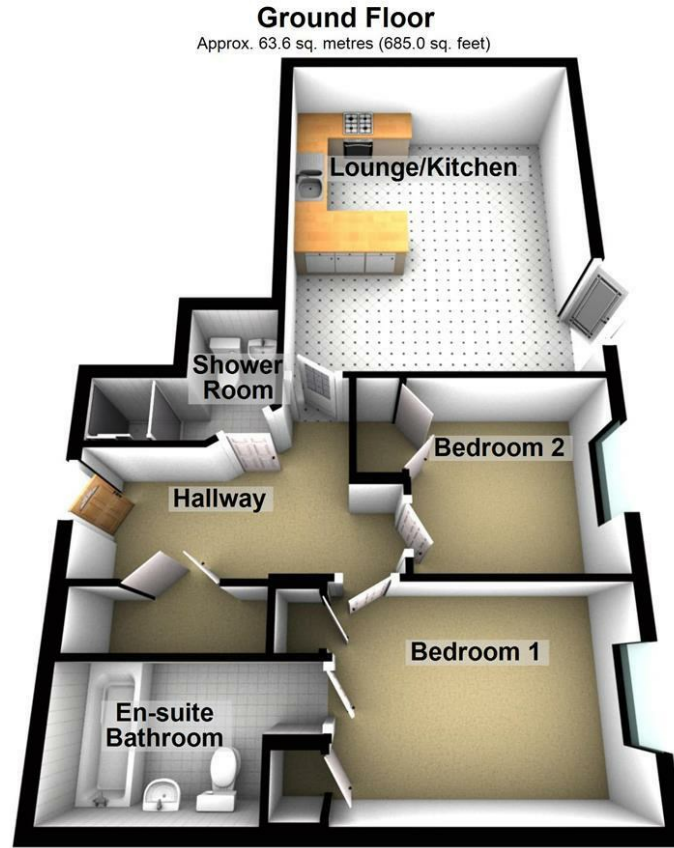
Boundaries & Ownerships

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.

Mortgages

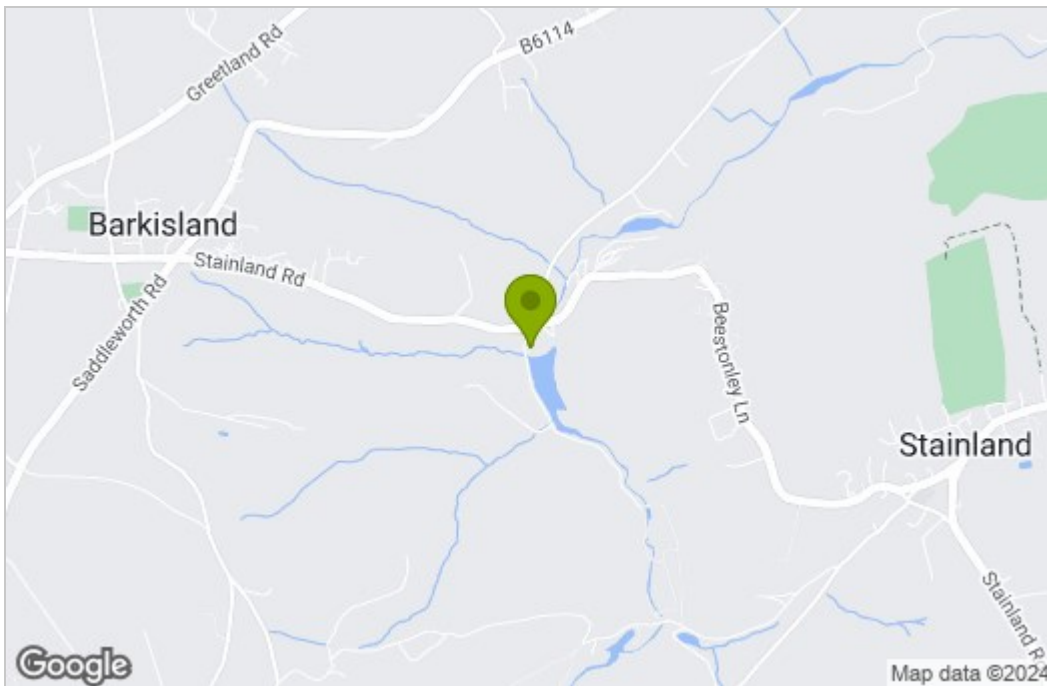
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Floor Plan

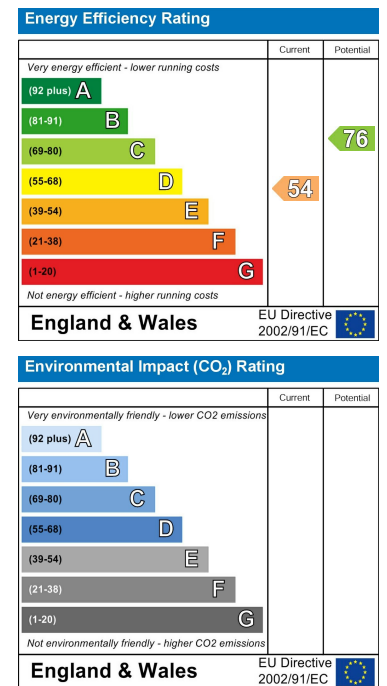


Total area: approx. 63.6 sq. metres (685.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.