

VG ESTATE AGENT
Dedicated to selling your home...

6 Calder Barkisland Mill

Barkisland HX4 0HG

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£995 pcm

GROUND FLOOR LAKESIDE APARTMENT

LAWN GARDEN & PATIO

SPACIOUS OPEN PLAN LIVING ROOM

FITTED KITCHEN WITH INTEGRATED APPLIANCES

UTILITY CUPBOARD

TWO DOUBLE BEDROOMS WITH STORAGE

EN-SUITE BATHROOM & HOUSE SHOWER ROOM

COMMUNAL GYM & SWIMMING POOL

OFF ROAD PARKING

NO PETS ALLOWED

Barkisland Mill is an award-winning mill conversion offering luxury accommodation in a rural lakeside setting. This two bedroom ground floor apartment has the advantage of a fully enclosed personal garden with direct access via French doors from the living room. Steps from the garden lead up to the lakeside. The property retains many original architectural features including exposed brick work and exposed timber ceilings, adding to the character of the property.

INTERNAL

The spacious living room is open to the stylish and a well equipped kitchen having granite worktops with under-mounted 1 1/2 bowl sink and integrated appliances including a fridge, freezer, dishwasher and electric oven with electric hob and filter canopy above.

The two double bedrooms are complemented by a three-piece shower room, an en-suite with bath, basin and WC, and a useful utility cupboard with plumbing for a washing machine. Both bedrooms have built-in storage.

The apartment has been recently redecorated throughout.

COMMUNAL FACILITIES

The Mill has the benefit of a communal health spa, including a swimming pool, gym, and steam room and there is a full-time caretaker on site. Wonderful woodland walks are to be enjoyed in the 8 acres of grounds and there are fishing rights to the lake for residents.

EXTERNAL

Accessed directly from the living room is a paved patio with walkway leading to the enclosed level lawn garden. From the personal garden, gated steps lead up to the lakeside. The property has two dedicated parking spaces plus additional visitor parking in the car-park at the front of the mill.

DIRECTIONS

From Ripponden take the Elland Rod uphill and on passing the Fleece Inn bear right to Barkisland. Proceed over two junctions, passing the village shop/post office on the right into Stainland Road. Continue through the village and down the hill and Barkisland Mill is on the right hand side just after the junction with Branch Road. Calder is accessed via the middle door and the apartment is approached directly from the ground floor without using stairs.

LOCATION

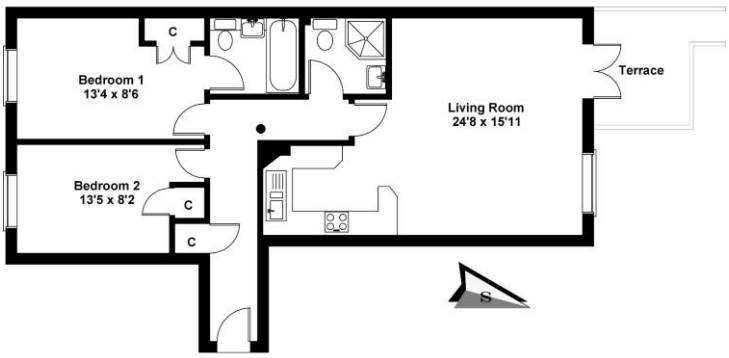
The charming village of Barkisland is within walking distance, with a village store & post office, pub, cricket club, church and school. Neighbouring villages boast extensive facilities including a dentist, health centre, shops and restaurants. The M62 (J22 & J24) is within 15 minutes' drive and there is a mainline railway station at Sowerby Bridge, only 15 minutes away.

SERVICES

The property benefits from mains electric, sewerage and water. There is electric heating with slim line electric storage heaters, complemented by sealed unit double glazed windows. All lighting has been changed to energy saving LED bulbs.

COUNCIL TAX BAND – E

Approximate gross internal area 715 sq ft



TENANT RENTAL APPLICATION PROCESS

If you wish to apply for a property, you will be required to complete a tenancy application form, provide necessary documentation and pay a holding deposit to reserve the property. This is equivalent to one weeks rent and is refundable. It will only be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Once the application is successful, you will be required to pay a bond / security deposit (equivalent to five week's rent) and sign the Tenancy Agreement. The first months' rent is due on the tenancy start date, and the holding deposit will be credited towards this.

You will not be asked to pay any fees or charges in connection with your application for a tenancy. However, if your application is successful under our standard assured shorthold tenancy agreement, you will be required to pay certain fees for any breach of that tenancy agreement in line with the Tenant Fees Act 2019, as per our Tenant Fees Schedule (available on our website www.houses.vg).

We are ARLA Propertymark Protected agents, members of ARLA Propertymark Client Money Protection Scheme (CMP) and The Property Ombudsman (TPO).

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