



## 10 NEW MILL WAINSTALLS, HALIFAX

This attractive and spacious first floor 2 bedroomed apartment forming part of the large and imposing skilfully Converted 19th Century textile mill provides a most pleasing individual arrangement of accommodation with a wealth of charm and character and including original features. This delightful apartment occupies a secluded setting affording outstanding views across the beautiful landscape of Luddenden Dean and the surrounding countryside, Although the apartment is located in this sought after rural location it still provides easy access to Halifax and the Trans Pennine road and rail network. The apartment is being offered for sale at this realistic asking price and an internal inspection is absolutely essential. to fully appreciate the accommodation provided.

Price Guide: O/A £159,950



The front entrance door with intercom entry system opens to stairs leading to the first floor where the front entrance door opens to the

### ENTRANCE HALL

With original beam to ceiling, dado rail, one single radiator, and telephone intercom entry system.

From the Entrance Hall a panelled door opens into the

### BREAKFAST KITCHEN 13'9 x 10'10 max narrowing to 6'7



With fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath, integrated fridge freezer, automatic washing machine and dishwasher. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation enjoying attractive views, one double radiator and beam to ceiling.

From the Entrance Hall double glass panelled doors open to the

### SPACIOUS LOUNGE 16'4 x 13'8



With feature fireplace incorporating electric fire on a matching hearth, two uPVC double glazed windows to the front elevation enjoying superb panoramic views and

incorporating window seats. Beams to ceiling, two double radiators, one TV point and a fitted carpet.

From the Entrance Hall a panelled door opens into the

### BATHROOM



With three-piece suite comprising hand wash basin in vanity unit with inset mirror above, low flush WC and panelled bath with mixer shower tap and inset mirrors and lighting. Beam to ceiling with exposed iron column and an extractor fan

From the Entrance Hall a panelled door opens into

### BEDROOM ONE 17' x 15' narrowing to 11'7



With two uPVC double glazed windows to the rear elevation with window seats overlooking the water feature and carpark. Beams to ceiling, two double radiators and a fitted carpet.

From the Bedroom a panelled door opens to the

### EN SUITE SHOWER ROOM

With three-piece suite comprising pedestal wash basin, step up to low flush WC and a fully tiled shower cubicle with Mira shower, beam to ceiling, extractor fan, one single radiator and a fitted carpet.

From the Entrance Hall a panelled door opens into



### BEDROOM TWO 15' x 10'5 max narrowing to 6'3

With uPVC double glazed window to the front elevation with window seat. Beam to ceiling, fitted shelves, one TV point, and internet connection.

### GENERAL



The property is leasehold on a 999-year lease with a service charge of £130 per month. There is a roof fund which is paid annually which is set at the AGM annually. The property has all mains services gas, water, and electric, with the added benefit of double glazing and gas central heating.

### EXTERNAL



There are communal gardens to the front of the New Mill with a garden and seated area enjoying attractive views of the mill dam and surrounding countryside. There is a communal car park.



### TO VIEW

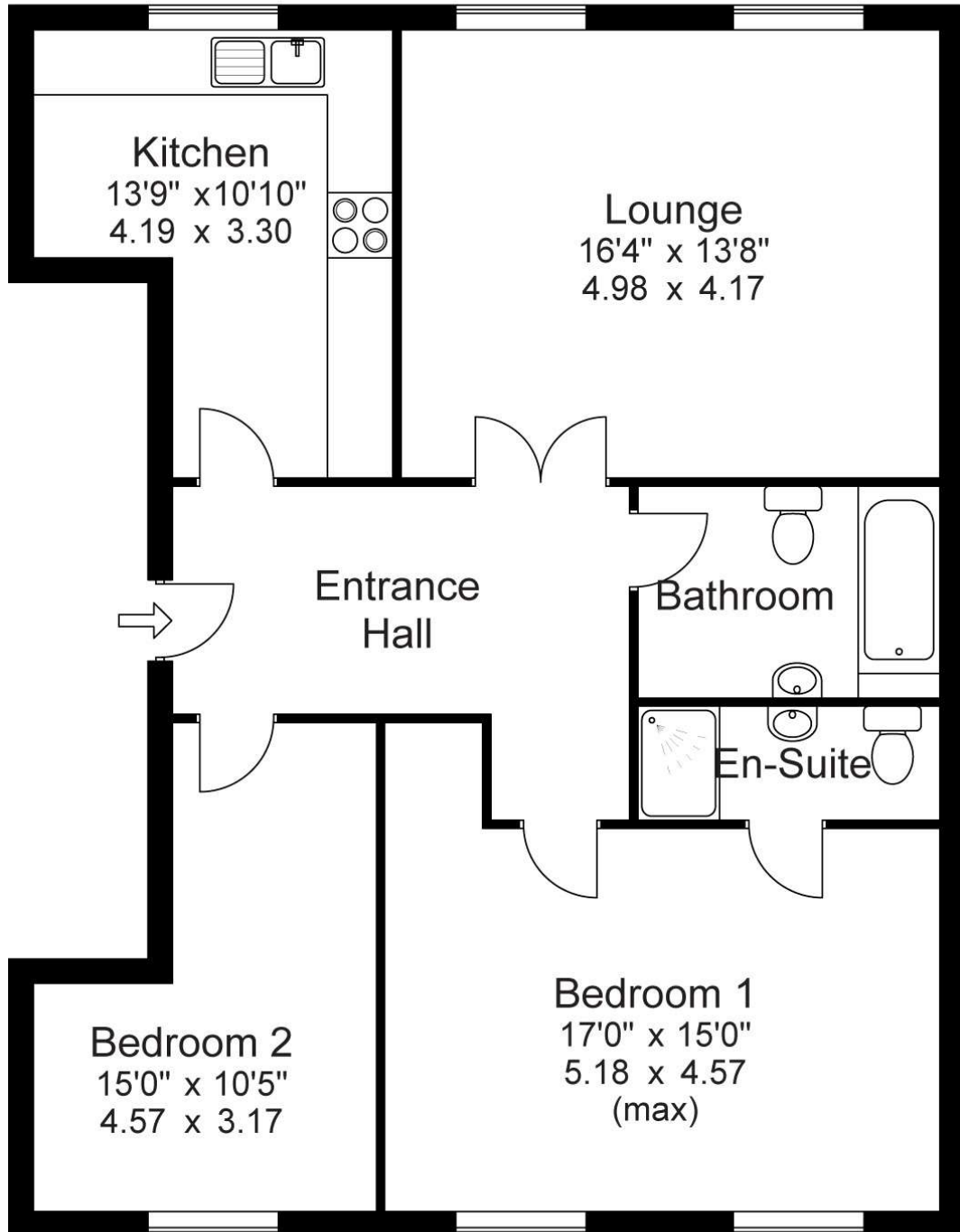
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.



### DIRECTIONS

HX2 7UW

Approx Gross Floor Area = 911 Sq. Feet  
= 84.45 Sq. Metres



For illustrative purposes only. Not to scale.

K227 Printed by Ravensworth 01670 713330