







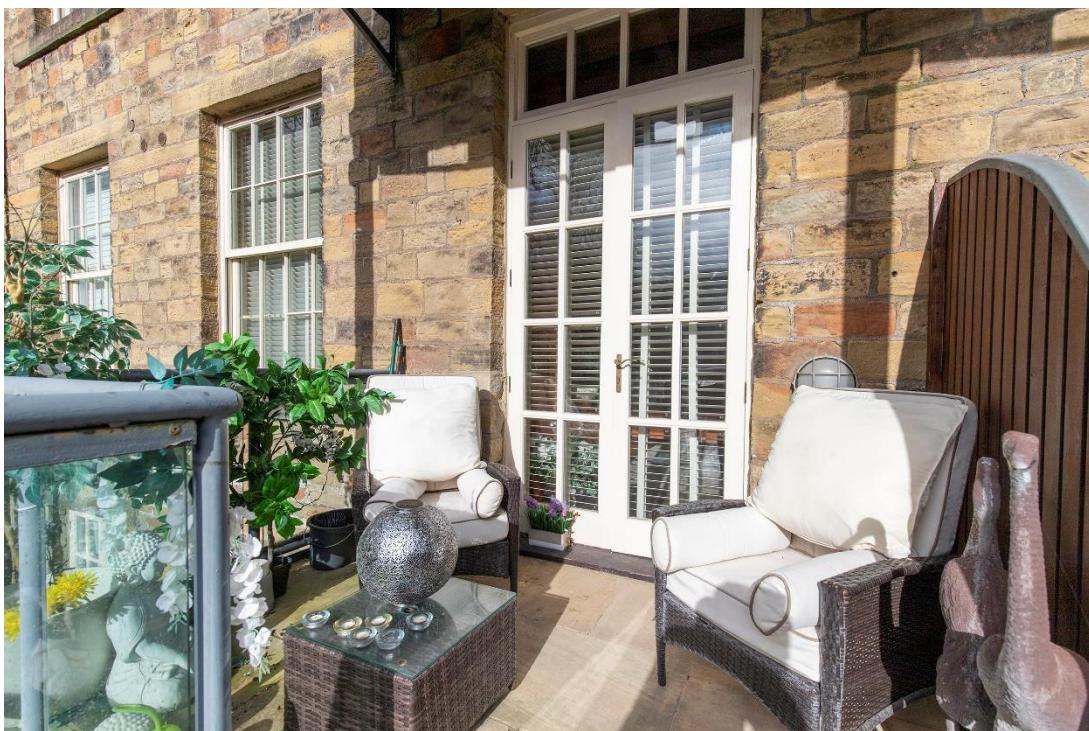
1 RYBURN, BARKISLAND MILL

BARKISLAND | HX4 0HF

Located in this award-winning mill conversion this spacious ground floor apartment has been renovated throughout by the current owner and benefits from a private terrace and a lawn garden with direct access to the stunning lake and woodland which is home to an abundance of wildlife and surrounded by stunning countryside.

This beautifully presented two bedroom apartment offers spacious accommodation with excellent storage, and the original architectural features of the mill are evident throughout, including exposed stone and brickwork and exposed timber beamed ceilings and roof trusses.

Outside there is plentiful parking and lakeside and woodland walks.



ACCOMMODATION

Entrance Hall
Living Room / Kitchen
Bedroom 1
En-suite Bathroom
Bedroom 2
Shower Room

COUNCIL TAX

D

EPC RATING

C

INTERNAL

This beautifully presented and newly decorated apartment is entered into an entrance hall which houses a useful utility cupboard which has plumbing for a washing machine and space for a dryer. There is newly installed parquet style flooring throughout the apartment.

The delightful living room is open to the kitchen and flooded with light from the tall window and French doors which open onto the patio and lawn garden.

The kitchen is fitted with a range of painted shaker style units with granite effect worktops incorporating an on-trend sink and breakfast bar and is equipped with an electric oven with four-ring halogen hob and integrated fridge, freezer and dishwasher.

There are two double bedrooms with built-in wardrobes. Bedroom 1 benefits from a recently updated en-suite bathroom housing a glamourous free-standing bath, WC and wash basin mounted in a vanity unit. In addition, there is a new three-piece shower room with stylish shower cubicle, WC and pedestal wash basin housed in a vanity unit.

EXTERIOR & COMMUNAL FACILITIES

Barkisland Mill provides superb leisure facilities including a fully equipped gym, swimming pool with steam room and fishing rights on the lake. The surrounding 8 acres of grounds include delightful woodland walks and magnificent views. There is generous car-parking, lift access and an onsite caretaker.

LOCATION

The charming village of Barkisland is within walking distance, with a village store and post office, pub, cricket club, church and school. The neighbouring villages of Ripponden and West Vale boast extensive facilities including a dentist, health centre and a selection of shops, pubs and restaurants.

The M62 (J22 & J24) is within 10 minutes' drive and there is a mainline railway station at Sowerby Bridge, only 10 minutes away.

SERVICES

The property benefits from mains electric, sewerage and water. Heating provided by storage heaters.

TENURE & FEES

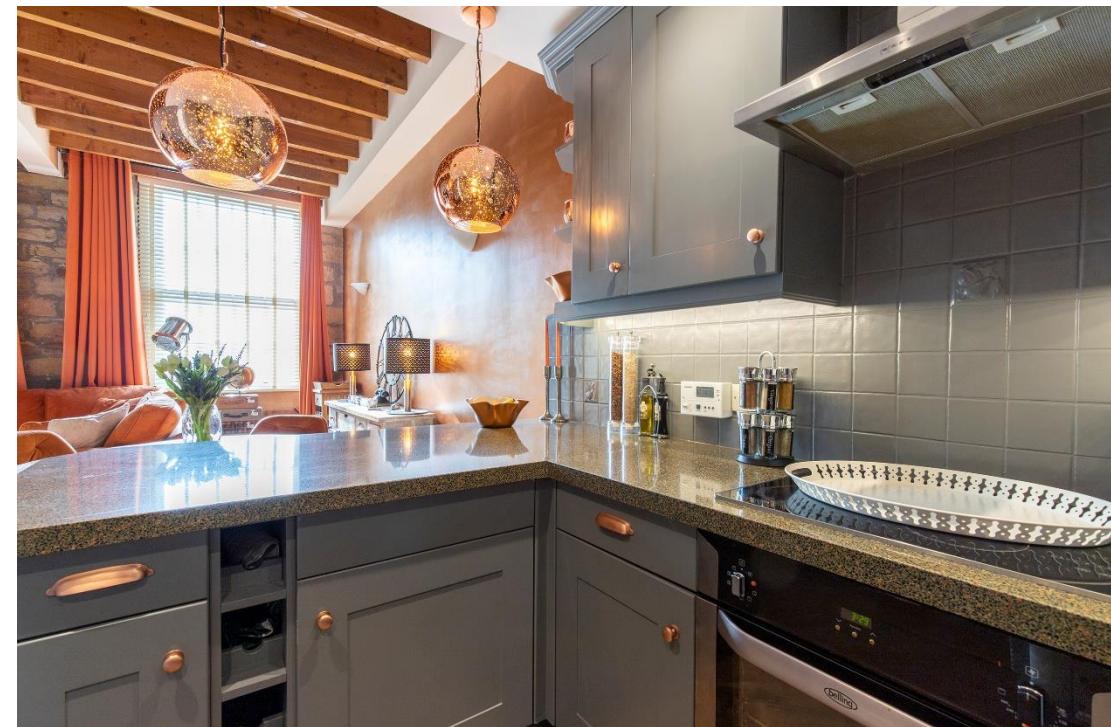
Leasehold. Residue of 999 years from 1 January 2000.

Maintenance fees are £2580 per annum.

Ground Rent £100 per annum.

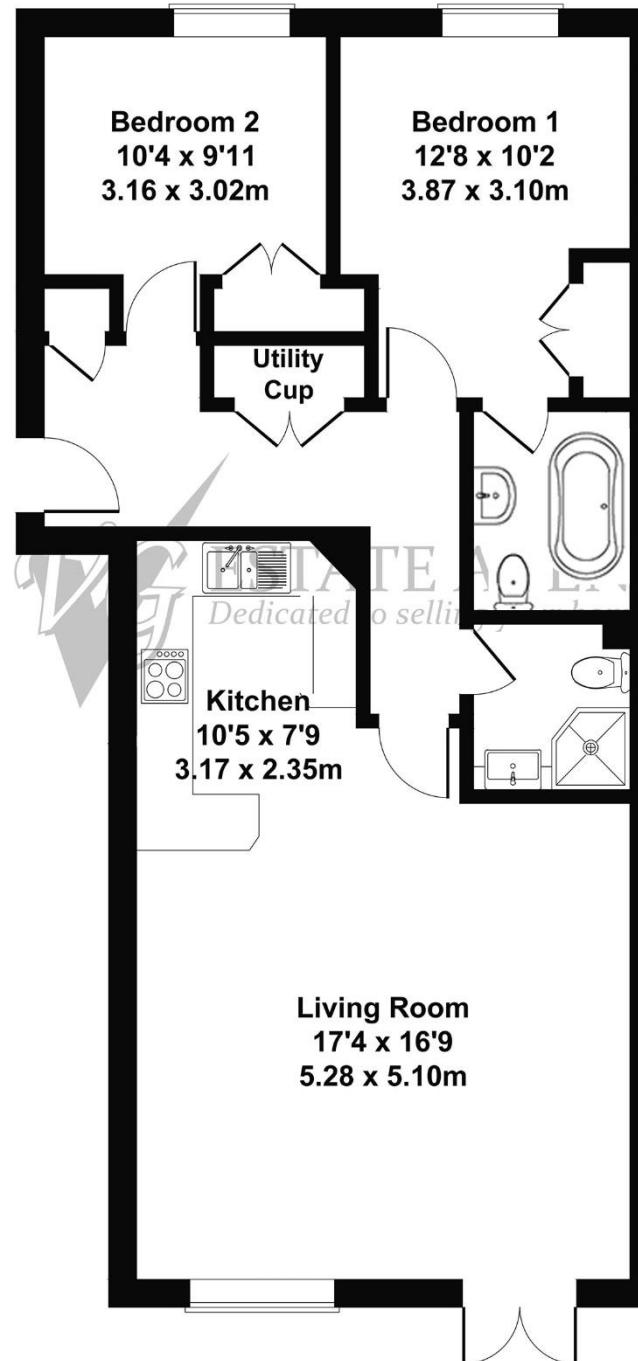
DIRECTIONS

From Ripponden take the Elland Road 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.





Approximate Gross Internal Area
818 sq ft - 76 sq m





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In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.