







# 8 RYBURN, BARKISLAND MILL

BARKISLAND | HX4 0HF

This characterful first floor apartment is located in sought after Barkisland Mill, which benefits from a communal swimming pool and gym, and generous off-road parking.

The two-bedroom property requires updating, which has been reflected in the asking price, but incorporates some beautiful features of the original mill including exposed stonework, timber ceilings, exposed beams, and generous ceiling height.

The property is offered for sale with no upward chain.



## ACCOMMODATION

Entrance Hall

Living Room

Kitchen

Bedroom 1

Bedroom 2

Shower Room

## COUNCIL TAX

D

## EPC RATING

D



### INTERNAL NOTES

The good-sized living room has space for both sitting and dining areas, and features dual aspect windows. The adjacent kitchen is equipped with an integrated fridge freezer, washing machine and an electric oven with four-ring hob and filter hood above.

The two bedrooms both have built-in wardrobes with overhead cupboards. The bedrooms are complemented by a three-piece bathroom.

### ADDITIONAL INFORMATION

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

**PETS ARE NOT ALLOWED. HOLIDAY LETS/AIRBNB NOT PERMITTED.**

### LOCATION

The mill is located a short uphill walk from the charming village of Barkisland which boasts a village store with post office, farm shop, pub, cricket club, church and school. Neighbouring villages boast extensive facilities including a dental surgery, health centre, supermarkets, and a selection of shops, pubs and restaurants.

The M62 (J22 and J24) is within 15 minutes' drive and there is a mainline railway station in Sowerby Bridge, only 10 minutes' drive away.

### SERVICES

The property benefits from mains electric, water and sewerage. There is electric heating with electric storage heaters.

### TENURE & FEES

Leasehold with 999-year lease from January 2000.

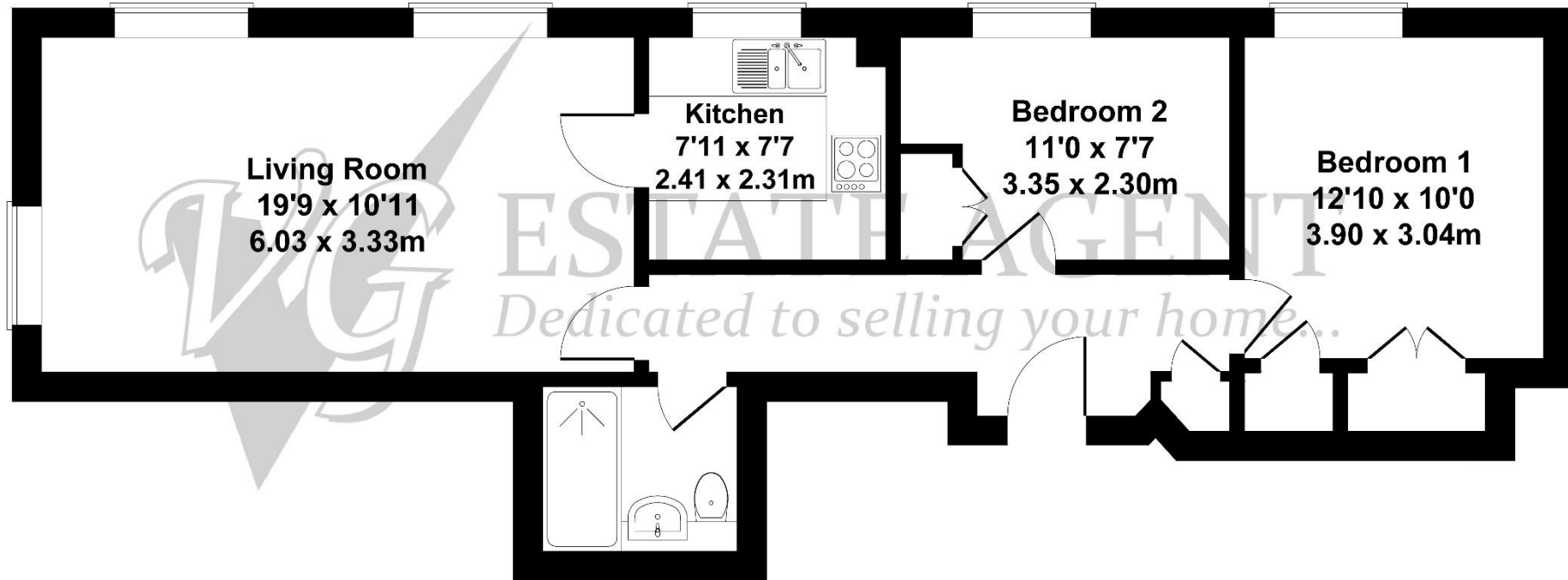
Management fees £2295 per annum. Ground rent £100 per annum.

### 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 side just after the junction with Branch Road.



**Approximate Gross Internal Area**  
**624 sq ft - 58 sq m**



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