

Peter David

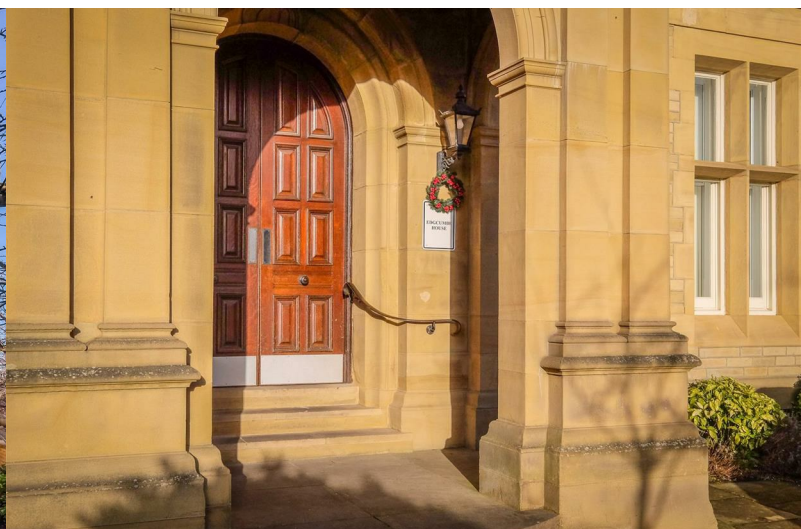
Properties Ltd

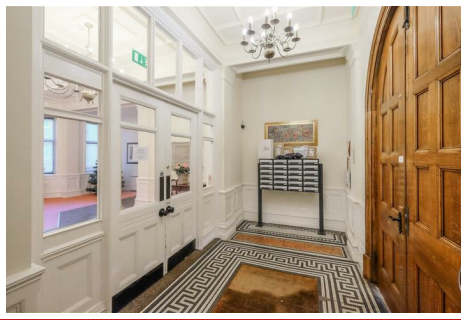
Residential Sales and Lettings



Edgecumbe House, Bramwell Way

£175,000





This fantastic PENTHOUSE APARTMENT WITH LIFT ACCESS is now available in this prestigious development in Savile Park. 'The Royal', as it is affectionately known, is a sympathetic conversion of the old Victorian hospital which boasts charm and character throughout. This apartment is located in the wonderful 'Edgecumbe House' which was previously the administration block for the hospital and enjoys a grand entrance foyer to greet your guests before taking the lift to the top floor.

The accommodation has an allocated parking space along with visitor parking spaces being available for visitors.

The accommodation briefly comprises of an entrance hallway, a large living room, fitted kitchen with white goods included (washer dryer/dishwasher/fridge freezer/oven/hob). This apartment also has two double bedrooms, one is fitted with bedroom furniture and the other bedroom is on a mezzanine level accessed by the staircase plus a bathroom. The accommodation benefits from gas central heating and a secure intercom access system.

The location of 'The Royal' provides easy commuting to the centres of Leeds and Manchester via the M62 network. Halifax centre is a short 15 minute walk.

- PENTHOUSE DUPLEX APARTMENT WITH LIFT ACCESS
- TWO DOUBLE BEDROOMS
- BOASTS CHARACTER AND CHARM THROUGHOUT
- FAR REACHING VIEWS
- LOCATED WITHIN EASY WALKING DISTANCE OF THE HOSPITAL
- ALLOCATED PARKING SPACE PLUS VISITOR PARKING
- GAS CENTRAL HEATING
- FITTED WARDROBES TO PRINCIPAL BEDROOM
- EPC BAND D
- COUNCIL TAX BAND B

Accommodation

Entrance hallway

Lounge

15'10" x 14'2" (4.85 x 4.32)

Kitchen

8'1" x 12'7" (2.47 x 3.85)

Double bedroom

14'1" x 10'0" (4.30 x 3.05)

Bathroom

10'4" x 5'6" (3.17 x 1.70)

Double bedroom

10'2" x 12'6" (3.10 x 3.82)

External

Allocated parking space for one car plus visitor parking available. Communal gardens for residents.

Directions

Please use the postcode HX1 2NW for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Lease details

999 lease (977 years remaining)

£150 Ground Rent

Annual Service charge £2,290.00



Road Map



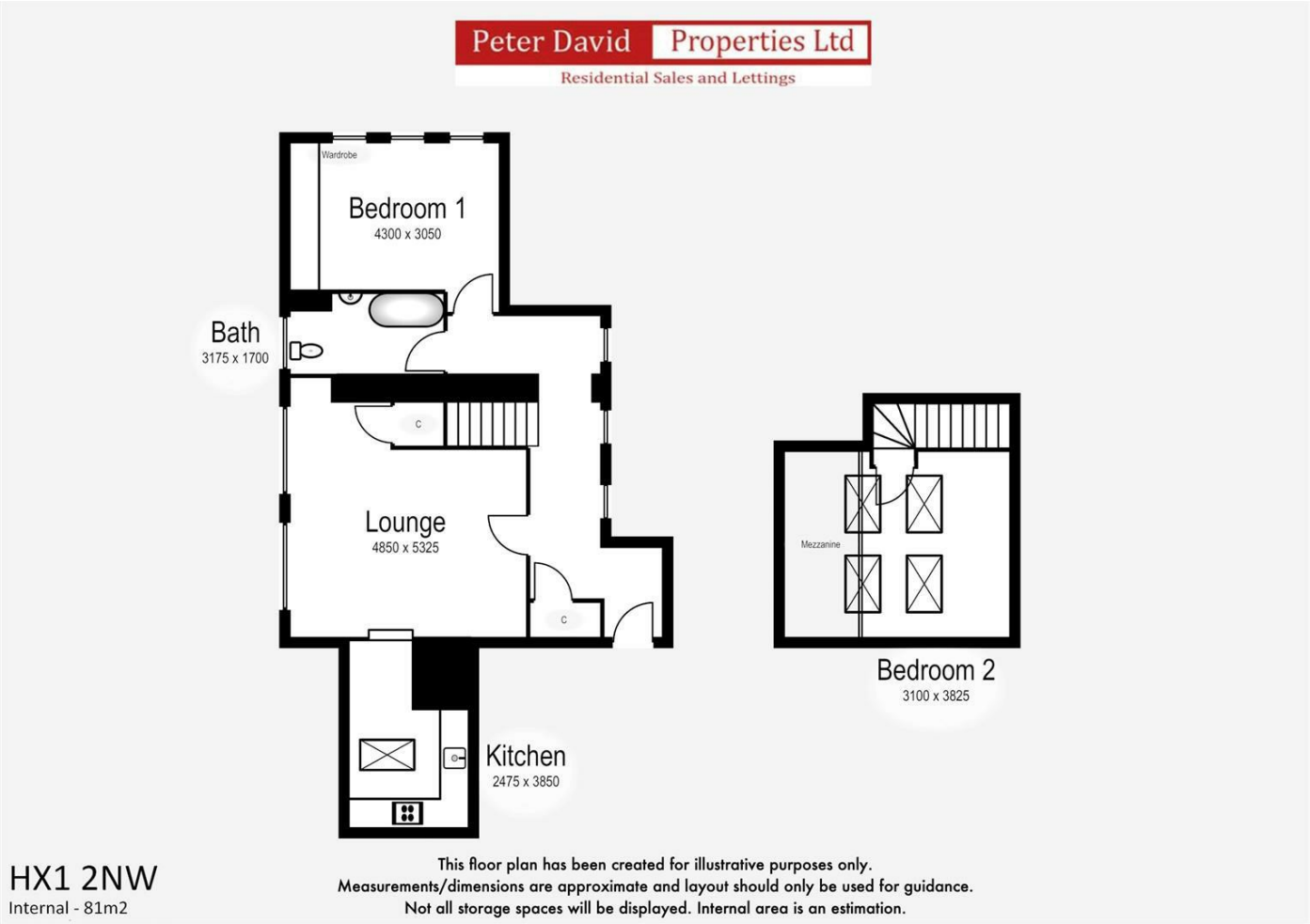
Hybrid Map



Terrain Map



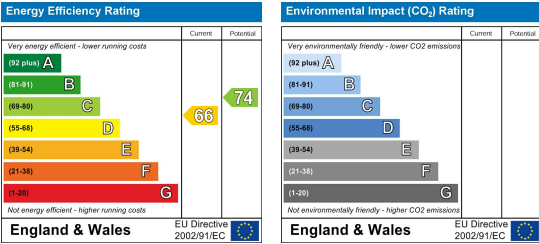
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.