

# Peter David

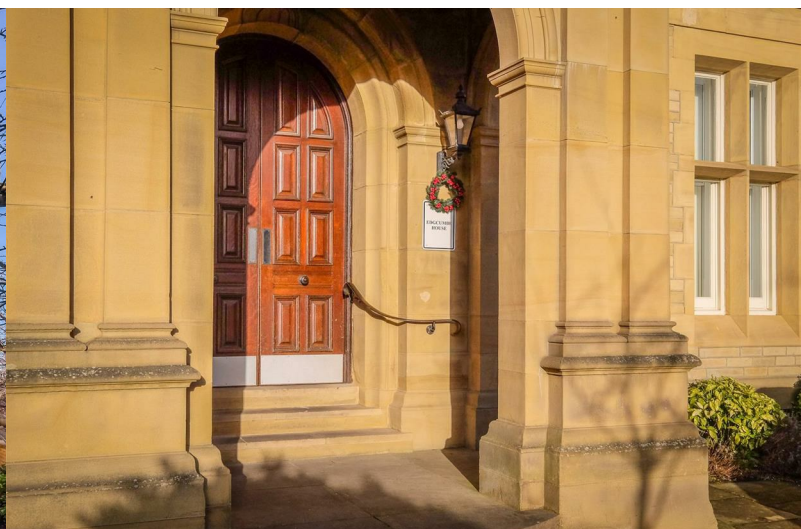
# Properties Ltd

Residential Sales and Lettings



## Edgumbe House, Bramwell Way

£950 Per Calendar Month







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. The Calderdale Royal Hospital is a 15 minute walk away.

- 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.



Road Map



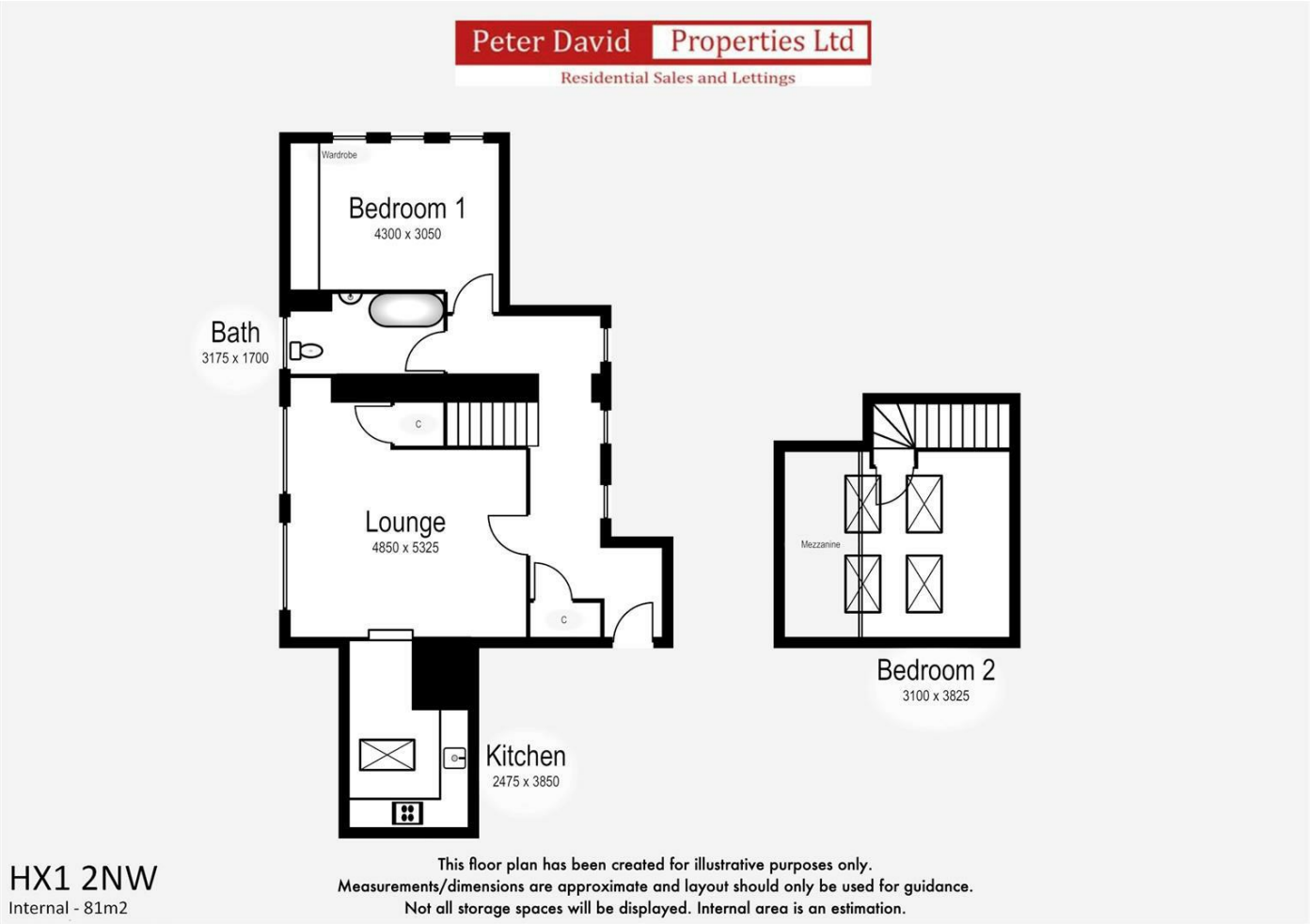
Hybrid Map



Terrain Map



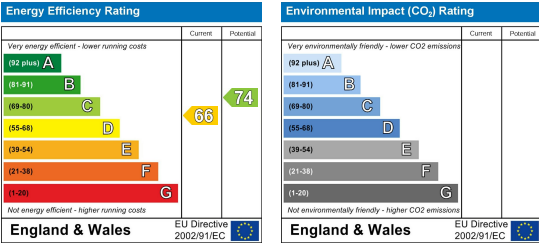
Floor Plan



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



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