

# Peter David

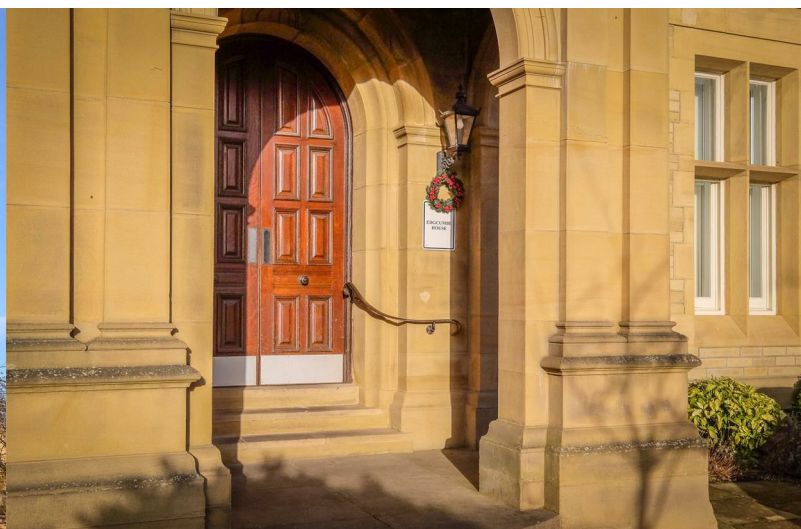
# Properties Ltd

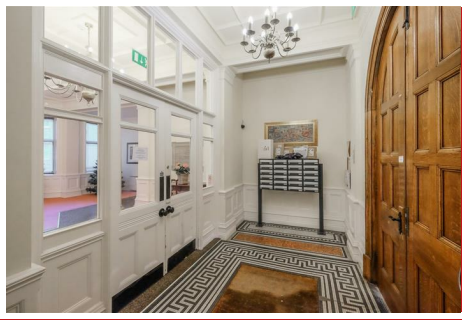
Residential Sales and Lettings



**Bramwell Way,**

**£175,000**





This spacious GROUND FLOOR APARTMENT is now available in this prestigious development in Savile Park. 'The Royal', as it is affectionately known, is a sympathetic conversion of the old Grade 2 listed Victorian Hospital which boasts charm and character throughout. This property is ideal for those looking for single floor living.

The apartment features a welcoming reception room, ideal for relaxation or entertaining guests. The well-appointed bathroom adds to the convenience of this home, ensuring that all your needs are met. With two well-proportioned bedrooms, this property is perfect for those seeking a comfortable and stylish living space.

The apartment benefits from one allocated parking space plus visitor parking available. Further on street parking can be found on Free School Lane to the front of the development.

Situated close to both Savile Park and the Calderdale Royal Hospital, this apartment is not only convenient for local amenities but also offers a serene environment for leisurely walks and outdoor activities. The absence of an upward chain makes this property an attractive option for those looking to move in swiftly and without hassle.

Whether you are a first-time buyer or seeking a rental opportunity, this apartment presents a wonderful chance to enjoy the charm of Halifax living in an historic setting.

- GROUND FLOOR APARTMENT
- BOASTS CHARM AND CHARACTER THROUGHOUT
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- CLOSE TO LOCAL AMENITIES
- SYMPATHETIC CONVERSION OF A GRADE 2 LISTED BUILDING
- COUNCIL TAX BAND C
- EPC RATING TO FOLLOW

## Accommodation

### Entrance hallway

#### Lounge

15'5" x 15'9" (4.70 x 4.82)

#### Kitchen

15'5" x 6'5" (4.72 x 1.97)

#### Bedroom

11'2" x 10'4" (3.42 x 3.15)

#### Bedroom

8'11" x 11'5" (2.72 x 3.50)

#### Bathroom

7'4" x 4'9" (2.25 x 1.47)

### External details

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

### Lease details

999 lease (977 years remaining)

£150 Ground Rent

Annual Service charge £2,196.00

### 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.



Road Map



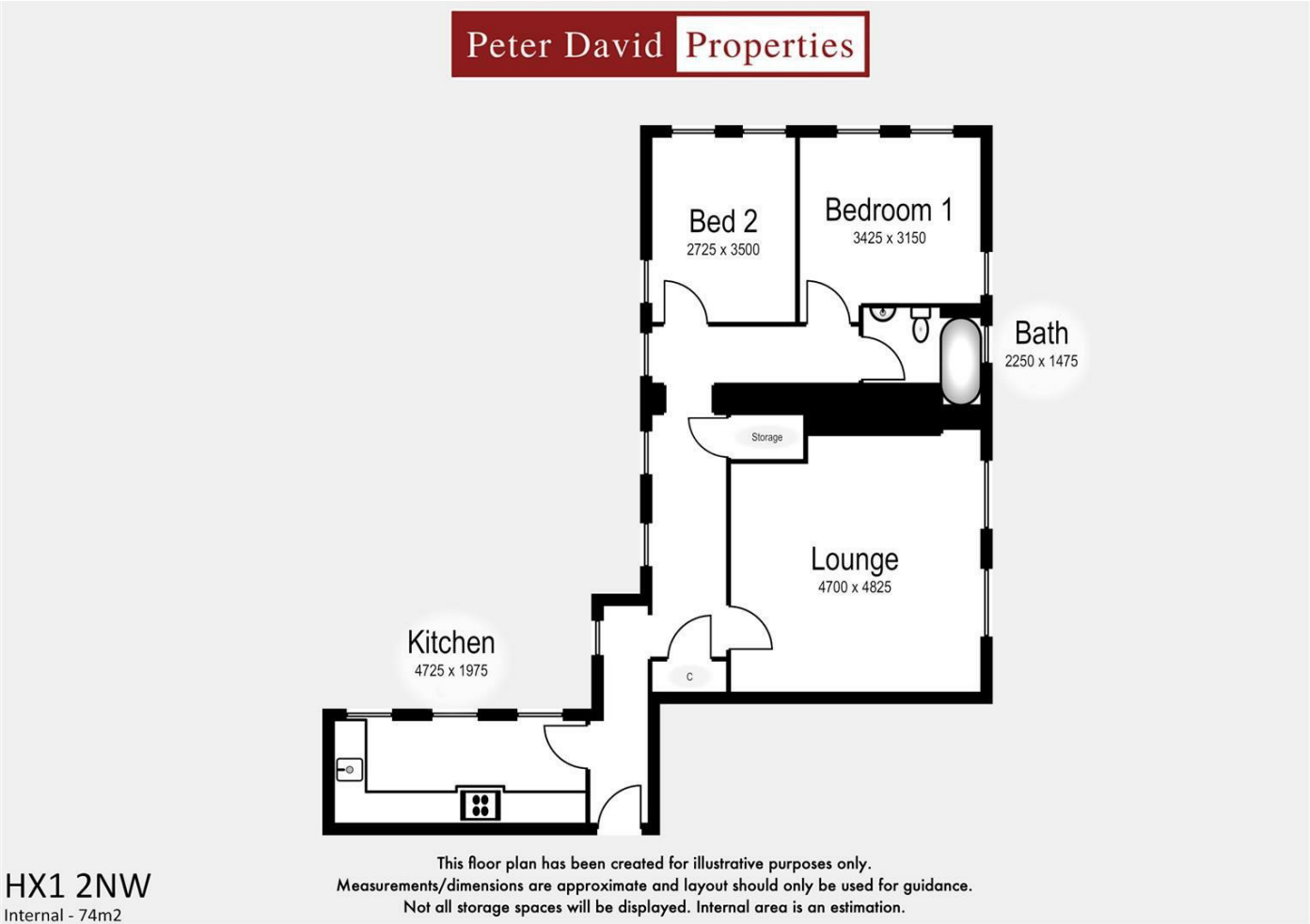
Hybrid Map



Terrain Map



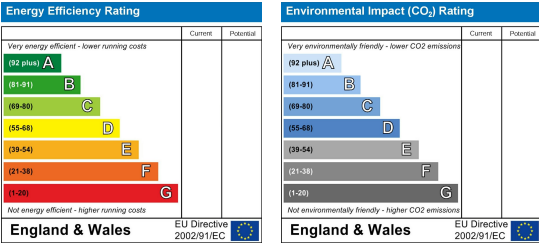
Floor Plan



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.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)