



6 Edgecumbe House Bramwell Way, Savile Park, Halifax, HX1 2NW

Offers Around £115,000

- : Highly Desirable Location
- : Ground Floor Apartment
- : Spacious Lounge
- : Easy Access to Halifax Town Centre
- : Realistically Priced
- : Grade 11 Listed Building
- : Designated Parking Space
- : Double Bedroom
- : Close To Bus Stop
- : Viewing Strongly Recommended

6 Edgecumbe House Bramwell Way, Halifax HX1 2NW

Situated within this Grade II Listed building lies this attractive one-bedroom ground floor apartment, providing spacious and characterful living accommodation.

An internal inspection is absolutely essential to fully appreciate the accommodation provided, which briefly comprises an entrance hall, spacious lounge, modern fitted kitchen, bathroom, and double bedroom, together with gas central heating throughout.

The property occupies a convenient position within walking distance of the local amenities of Savile Park and Skircoat Green, and provides excellent access to Halifax town centre. The area also offers superb commuter links to the business centres of Manchester and Leeds via the Trans Pennine road and rail network.



Council Tax Band: C



COMMUNAL ENTRANCE HALL

An intercom entry system provides access to this impressive entrance hall with lift access to all floors.

The apartment front entrance door opens into the

ENTRANCE HALL

Front entrance door opens into the entrance hall with fitted carpet, alarm system and intercom entry telephone. There is a door to the boiler cupboard housing the recently installed central heating boiler, and a further door to a useful storage cupboard fitted with shelving. One double radiator.

From the entrance hall door to the

LOUNGE

13'4" x 17'4"

A spacious lounge featuring a modern pebble-effect electric fire with matching surround, mullioned windows to the front elevation, two double radiators, TV point and fitted carpet.

From the lounge through to the

KITCHEN

10'3" x 6'0"

Fitted with a range of wall and base units incorporating matching work surfaces and a stainless steel single drainer sink unit with mixer tap. Appliances include a four-ring halogen hob with stainless steel extractor canopy above and integrated electric oven and grill beneath, integrated fridge freezer, dishwasher and washing machine. The kitchen is tiled around the work surfaces with complementing colour schemes to the remaining walls, with a window to the front elevation and one double radiator.

From the entrance hall door to the

BATHROOM

Furnished with a modern white three-piece suite comprising pedestal wash basin, low flush W/C and walk-in shower cubicle with rainfall and handheld shower heads. The bathroom is tiled and wet-boarded around the suite with complementing wall finishes, and includes a window to the front elevation and chrome heated towel radiator.

From the entrance hall door to the

DOUBLE BEDROOM

14'2" x 10'7" (into wardrobes)

A well-proportioned double bedroom with fitted wardrobes to one wall incorporating cupboard space above, large mullioned windows to the front elevation, one double radiator and fitted carpet.

GENERAL

The property is in a grade 11 listed building and has the benefit of all mains services gas, water and electric. The property is Leasehold on a 999-year lease commencing in 2005. The service charge is 1828.76 per annum. The property is in council tax band C

EXTERNAL

The property is set within attractive communal gardens and benefits from one designated parking space together with additional visitor parking.



Directions

SAT NAV HX1 2NW

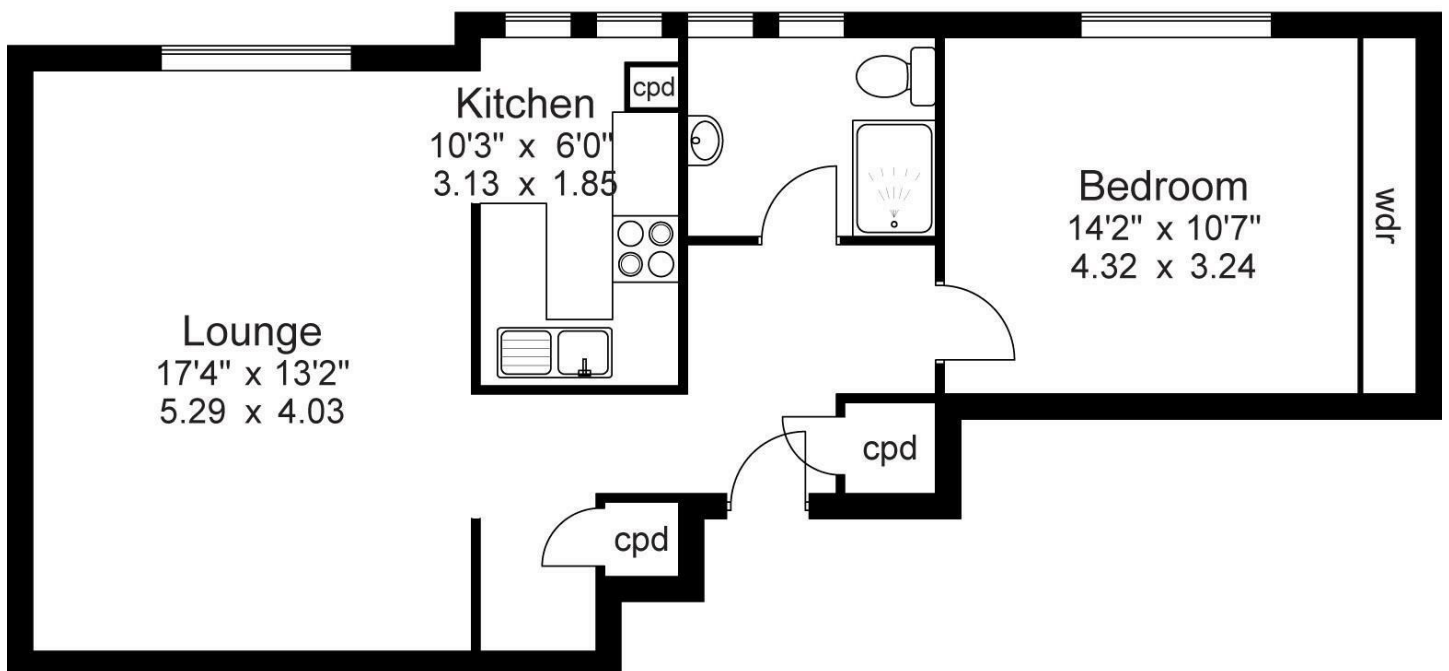
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Floor Area = 604 Sq. Feet
= 56.1 Sq. Metres



For illustrative purposes only. Not to scale.