



20 Edgecumbe House, Savile Park, Halifax, HX1 2NW

Offers Around £100,000

- : Grade 11 Listed Building
- : One Double Bedroom
- : Gas Central Heating
- : Designated Parking
- : Realistically Priced
- : Penthouse Apartment
- : Open Plan Lounge Dining Room & Fitted Kitchen
- : Superb Panoramic Views
- : Easy Access to Halifax Town Centre
- : Viewing Strongly Recommended

20 Edgecumbe House, Halifax HX1 2NW

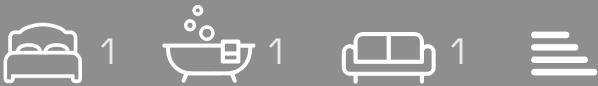
An internal inspection is strongly recommended to fully appreciate this superb one-bedroom penthouse apartment, which is situated within this highly desirable and much sought-after residential location in the heart of Savile Park.

Step inside this delightful apartment and you cannot fail to be impressed by the accommodation, which briefly comprises an entrance hall with useful study area, open plan lounge, dining room and modern fully fitted kitchen with integrated appliances, double bedroom and a modern bathroom, with the benefit of gas central heating.

The apartment is set within this grade II listed building enjoying a very impressive communal entrance hall with lift to all floors and far-reaching panoramic views to two elevations.

Edgecumbe House provides excellent access to the local amenities of Savile Park and Skircoat Green, as well as easy access to Halifax Town Centre and the trans-Pennine road and rail networks linking the business centres of Manchester and Leeds.

The property is being offered for sale at this realistic price and an early appointment to view viewing is strongly recommended.



Council Tax Band: B



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

This spacious hallway incorporating a useful study area has one double radiator, intercom telephone system, laminate wood flooring, and two storage cupboards, one housing the central heating boiler and the other providing excellent storage facilities.

From the entrance hall

OPEN PLAN LOUNGE, DINING ROOM & KITCHEN

16'8" narrowing to 14'8" x 15'8" widening to 17'9"

A superb open plan living space enjoying windows to the front elevation, taking full advantage of the impressive panoramic views this apartment provides. The lounge and dining area feature two double radiators, TV point and laminate wood flooring.

The kitchen area is fully fitted with a range of modern wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit and mixer tap. Integrated appliances include a four-ring gas hob with pull-out extractor canopy above, electric oven and grill beneath, fridge/freezer, washing machine and dishwasher. The kitchen is tiled around the work surfaces with complementing dūcor to the remaining walls and a continuation of the laminate wood flooring.

From the entrance hall door opens to the

DOUBLE BEDROOM

17'10" x 11'8" narrowing to 8'11"

A generous double bedroom with double glazed window to the front elevation and a further bay window to the side elevation, both enjoying superb panoramic views over the surrounding area. One double radiator and laminate wood flooring.

From the entrance hall door to the

BATHROOM

A modern white three-piece suite comprising pedestal wash basin, low flush W/C and panelled bath with mixer shower tap. The bathroom is fully tiled around the suite with complementing colour scheme to the remaining walls and matching tiled floor. One double radiator.

GENERAL INFORMATION

The property is constructed of stone and forms part of a Grade II Listed Building. It benefits from all main services including gas, water and electricity, together with gas central heating.

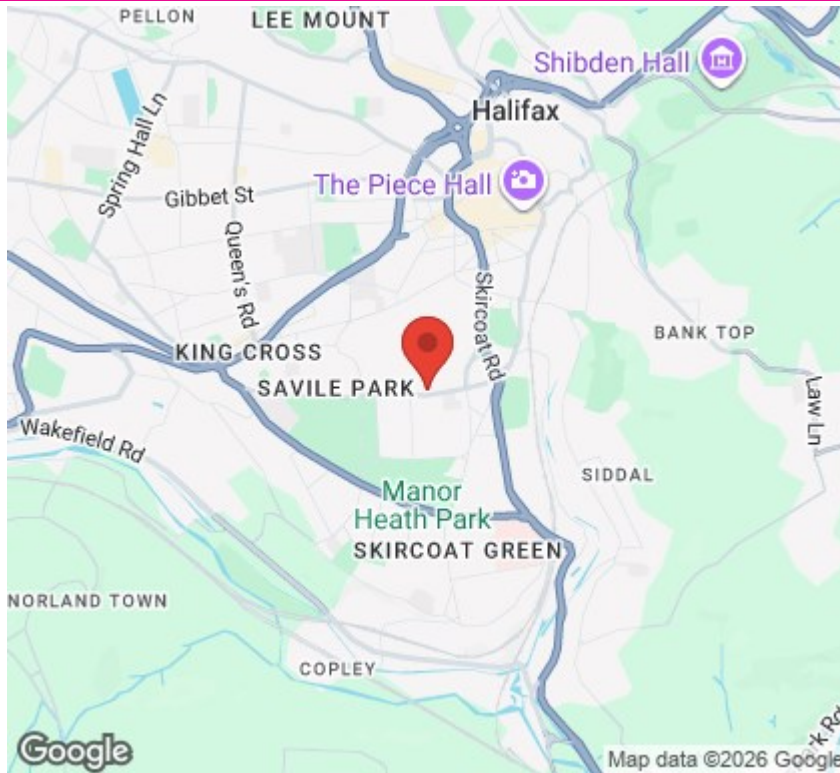
The property is Leasehold on a 999-year lease commencing in 2005. The service charge is 1828.76 per annum and the ground rent is 150 per annum (2025). The property is in Council Tax Band B

EXTERNAL DETAILS

Edgcombe House stands within well-maintained communal gardens and includes one designated parking space together with additional visitor parking.

VIEWING

To view, strictly by appointment, please contact Property@Kemp & Co, Tel 01422 349222.



Directions

SAT NAV HX1 2NW

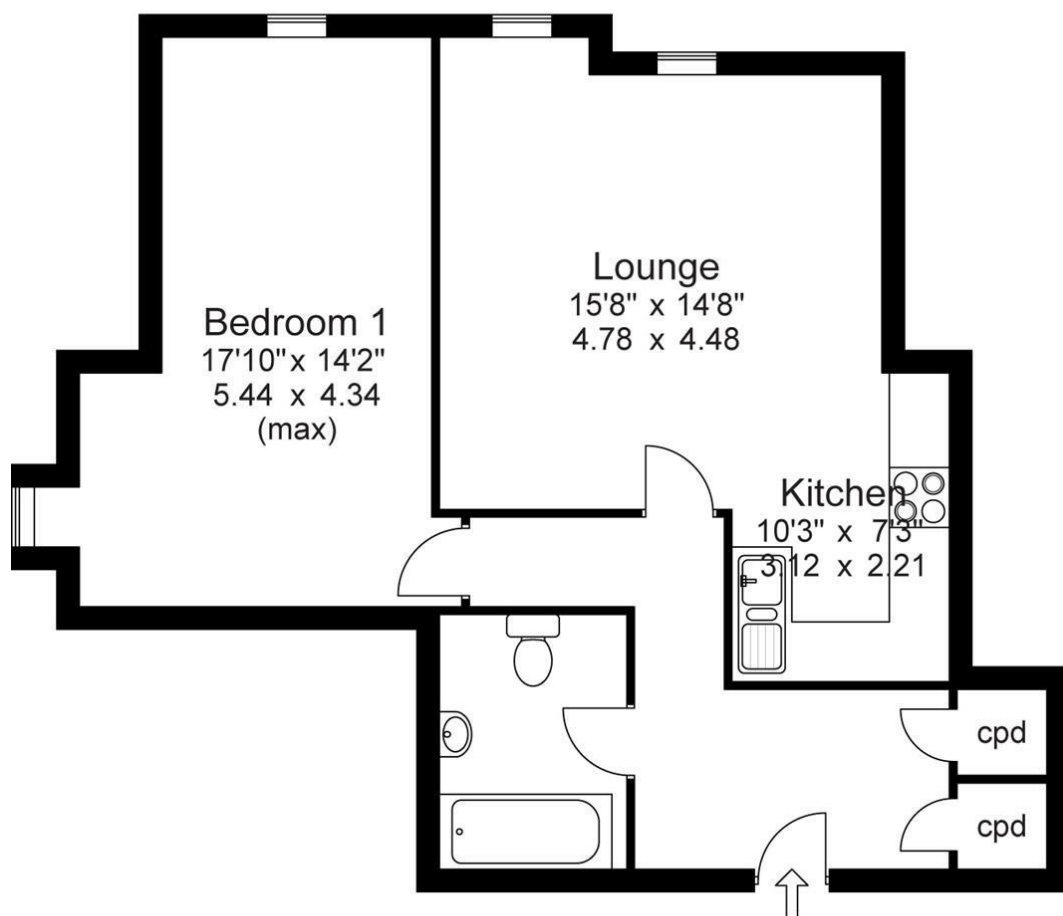
Viewings

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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 = 652 Sq. Feet
= 60.5 Sq. Metres



For illustrative purposes only. Not to scale.