



Bermerside House, Greenroyd Close, Halifax, HX3 0JY

welcome to

Bermerside House, Greenroyd Close, Halifax

Offered with no onward chain is this two-bedroom Penthouse apartment situated in Skircoat Green. Located close to local amenities transport links. The property benefits from designated parking and a large communal garden with stunning views! Call now to book your viewing!



Entrance Hall

The entrance hall comprises of carpet flooring, velux window gas central heating radiator with wood door to the entrance.

Lounge

23' 11" x 15' (7.29m x 4.57m)

The lounge comprises of carpet flooring, boasting exposed beams, ceiling spotlights, velux window, gas central heating radiators, gas effect burner.

Dining/Kitchen

20' 7" x 12' 7" (6.27m x 3.84m)

The dining/kitchen comprises of laminate flooring, base units with worktop over, gas central heating radiator, gas oven and hob, stainless sink with drainer, integrated fridge and freezer, velux window.

Bedroom One

14' 10" x 14' 3" (4.52m x 4.34m)

Bedroom one comprises of carpet flooring, ceiling light point, period exposed beams, gas central heating radiator, velux window.

En-Suite

The en-suite comprises of vinyl flooring, ceiling spotlights, low level W/c, wash basin and pedestal, velux window.

Bedroom Two

10' 5" x 9' 6" (3.17m x 2.90m)

Bedroom two comprises of carpet flooring, exposed period beams, gas central heating radiator, velux window.

Bathroom

The bathroom comprises of vinyl flooring, gas central heating radiator, velux window, ceiling light point, low level W/c, pedestal wash basin, panelled bath.

Externally

Externally the property benefits from beautiful large shared garden and designated parking in a private gated compound which provides two parking spaces..



view this property online williamhbrown.co.uk/Property/HFX113985



welcome to

Bermerside House, Greenroyd Close, Halifax

- ***OFFERS OVER £130,000***
- SKIRCOAT GREEN LOCATION
- OFFERED WITH NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES
- SUPERB PENTHOUSE APARTMENT

Tenure: Leasehold EPC Rating: E

Council Tax Band: D Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£130,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX113985



Property Ref:
HFX113985 - 0006

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk