





10 EDGECUMBE HOUSE

SAVILE PARK | HALIFAX | HX1 2NW

This first floor apartment is located in a popular complex converted from the old Halifax Infirmary and is within a 15 minute walk of Halifax town centre and close to the open green space of Savile Park and the amenities of Skircoat Green.

Comprises a generously proportioned living room open to the fitted kitchen and double bedroom complemented by a spacious three-piece bathroom.

With lift access to all floors along with the convenience of parking space and plentiful visitor parking.

NO UPWARD CHAIN.



FIRST FLOOR

Entrance Hall

Cloakroom

Kitchen/Living Room

Bedroom

Bathroom

COUNCIL TAX

C

EPC RATING

E

INTERNAL

The property is accessed via a entrance hall with adjacent cloakroom / WC.

Open plan living room with dual aspect windows. Kitchen equipped with an integrated washing machine and fridge / freezer, four-ring gas hob and electric oven below.

Double bedroom with dual aspect windows.

Bathroom comprising WC, pedestal wash hand basin and bath with rain-head shower over.

EXTERNAL

Outside, there is one allocated parking space, ample visitor parking and communal grounds.

LOCATION

Bramwell Way is situated close by the open green spaces of Savile Park and Manor Heath. The town centre is within a 20 minute walk and local shopping is available at nearby Skircoat Green and Bell Hall.

There is regular public transport and the M62 (J24) is within 15 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds.

TENURE & FEES

Leasehold, 999 year lease from 2003.

Ground Rent - £150pa.

Management Charges - £132pm (Includes Buildings Insurance)

SERVICES

Gas central heating with hot water radiators, complemented by double glazed windows throughout. All mains services.

DIRECTIONS

From Halifax town centre take the Huddersfield Road (A629) and after passing the petrol station bear right (statue of man on horse) into Heath Road. At the traffic lights turn right into Free School Lane and Bramwell Way is approached via the first set of electric gates on the right hand side.



**Approximate Gross Internal Area
517 sq ft - 48 sq m**



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.