

Peter David

Properties Ltd

Residential Sales and Lettings



**Edgcumbe House, Bramwell Way,**

**£229,500**





This fantastic PENTHOUSE APARTMENT WITH LIFT ACCESS is now available within this prestigious development in Savile Park. Affectionately known as 'The Royal', this sympathetic conversion of the former Victorian hospital boasts charm, character and impressive period features throughout.

Located within the highly regarded Edgecumbe House, formerly the administration block of the hospital, the apartment enjoys a grand entrance foyer, creating a superb first impression for residents and guests alike, with lift access directly to the top floor.

The apartment benefits from far-reaching views across the surrounding area, with the stunning Pennine Hills providing an attractive backdrop. Externally, there is an allocated parking space along with additional visitor parking.

The accommodation briefly comprises an entrance hallway, a spacious living room, a fitted kitchen complete with white goods including a washing machine, dishwasher, fridge freezer, oven and hob, two double bedrooms (one with fitted bedroom furniture and the second situated on a mezzanine level accessed via a staircase), and a bathroom. Further benefits include gas central heating and a secure intercom entry system.

Offering low-maintenance, secure living, this property would be ideal for a retired person seeking a comfortable "lock-up-and-leave" home, a professional person looking for a stylish and unique residence, or an investor searching for a desirable rental property in a sought-after location.

- PENTHOUSE APARTMENT
- LIFT ACCESS
- ALLOCATED PARKING
- LARGE LIVING ROOM
- FITTED KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- GREAT LOCATION
- EPC RATING E
- COUNCIL TAX BAND C

## Accommodation

### Entrance hall

### Lounge

17'4" × 16'0" (5.30 × 4.90 )

### Kitchen

7'11" × 8'8" (2.43 × 2.65 )

### Bedroom one

12'3" × 11'5" (3.75 × 3.50 )

### Bathroom

7'4" × 9'8" (2.25 × 2.95)

### Bedroom two

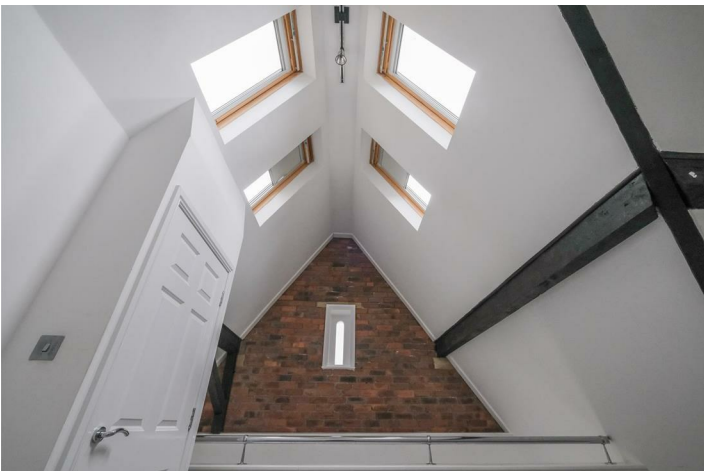
12'5" × 10'5" (3.80 × 3.20)

### Directions

Please use post code HX1 2NW for sat nav directions.

### 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

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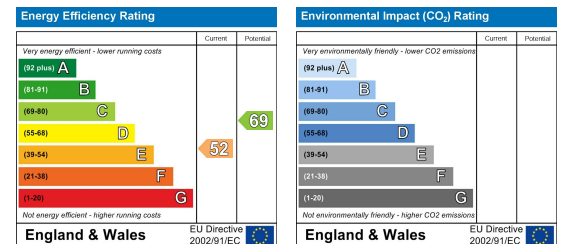
**HD12NW**  
Internal - 88m<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

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

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)