



14 BERMERSIDE HOUSE GREENROYD CLOSE, SKIRCOAT GREEN

Very rarely does an opportunity arise to purchase a two bedroomed Penthouse apartment in this imposing and impressive period Mansion. Just step inside this delightful apartment and you cannot fail to be impressed by the accommodation provided which has a wealth of quality fixtures and fittings. This delightful apartment is situated in one of Calderdale's premier residential locations within the heart of Skircoat Green, within walking distance of Manor Heath Park and Savile Park, the local shops of Skircoat Green, and Calderdale Royal Hospital. This attractive apartment is being offered for sale at this realistic price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

Price Guide: 0/0 £165,000

Main Hall with stairs and lift



The front entrance door to the apartment opens into the

ENTRANCE HALL

With two Velux double glazed skylight windows, door to under the eaves storage providing excellent storage facilities, dado rail, two double radiators, telephone intercom entry system and a fitted carpet.

From the Entrance Hall a panelled door opens to the

OPEN PLAN LOUNGE WITH DINING AREA AND KITCHEN 7.30m max x 7.51m max

LOUNGE & DINING AREA



This spacious room has four Velux double glazed windows providing a light and spacious aspect. Gas fire on marble hearth, beams to ceiling, inset spotlight fittings to the ceiling, two double radiators and a fitted carpet.

KITCHEN AREA

Being fully fitted with a range of modern base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with electric fan assisted oven beneath, integrated fridge, integrated freezer and integrated dishwasher. The kitchen is tiled around the work surfaces with complementing colour

scheme to the remaining walls.



From the Entrance Hall a panelled door opens into

BEDROOM ONE 4.10m x 4.36m max



This double bedroom has beams to the ceiling, Velux double glazed skylight window, one telephone point and a fitted carpet. There is a small

DRESSING AREA

With built-in wardrobe, one double radiator, and a fitted carpet.

From the Dressing Area a door opens to a

SMALL EN SUITE

With modern white two-piece suite comprising pedestal wash basin and low flush WC, Velux double glazed skylight window, door to cupboard providing useful storage facilities, beams to ceiling, inset spotlight fittings.

From the Entrance Hall a door opens into

BATHROOM



With modern white four-piece suite comprising pedestal wash basin, low flush WC, panelled bath with Victorian style mixer tap and a shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls. Velux double glazed skylight window, inset spotlight fittings and beams to ceiling, one single radiator.

From the Entrance Hall a door opens into the

BEDROOM TWO 3.15m x 3.23m max



With Velux double glazed skylight window, beams to ceiling, built-in wardrobe housing the combination boiler, inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

GENERAL

The property is leasehold on a 999-year lease commencing from 1997. Apartment ownership gives a share of the Freehold of Bermerside House the Service Charge is £208.33 per month inc the ground rent of £50. The service charge includes the maintenance of the exterior of the building, the communal interior areas, Insurance, cleaning of the communal areas, replacement of the windows and the upkeep of the grounds. The Property is in Council Tax Band D.

EXTERNAL



The property is set in delightful mature communal gardens. There are 2 designated parking spaces within a secure gated compound. There is storage in the cellar of Bermerside House for all residents.



TO VIEW

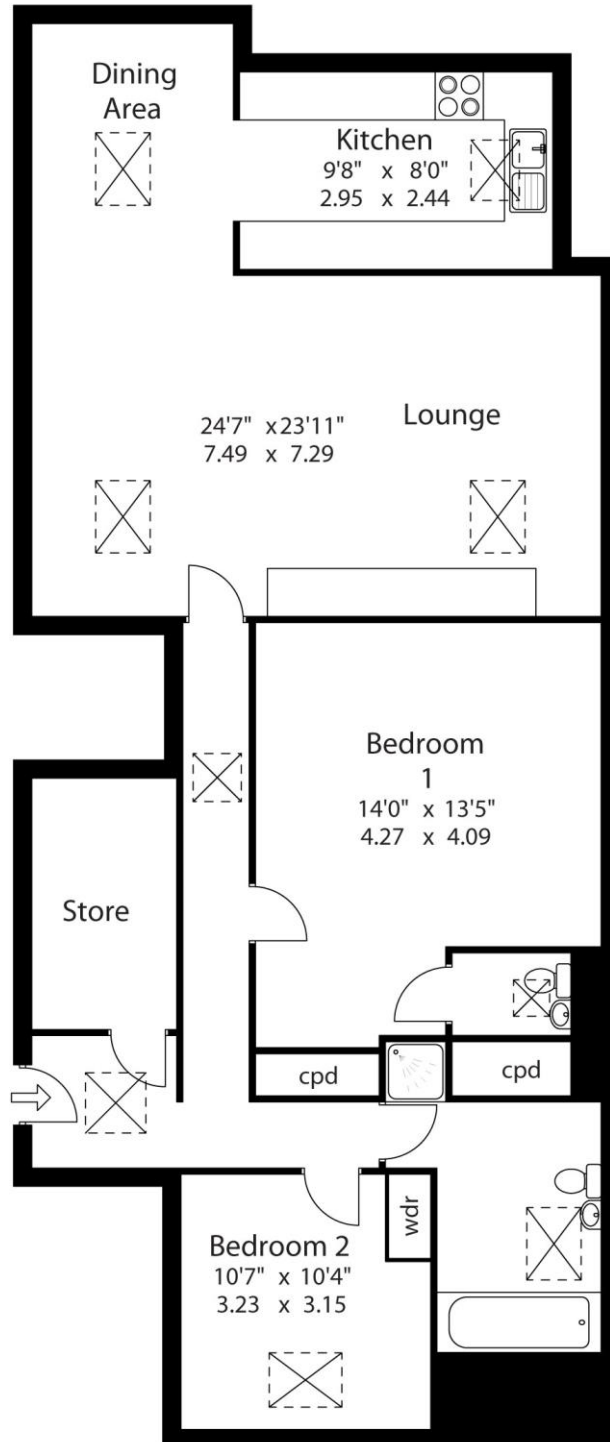
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.



DIRECTIONS

Sat Nav HX3 0JY

Approx Gross Floor Area = 1188 Sq. Feet
= 110.13 Sq. Metres



For illustrative purposes only. Not to scale.

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