



## 3 BERMERSIDE HOUSE GREENROYD AVENUE, SKIRCOAT GREEN

Very rarely does the opportunity arise to purchase a three bedroomed luxury duplex ground floor apartment in this imposing and impressive Victorian residence which is situated in one of Calderdale's premier residential locations, within the heart of Skircoat Green. Bermerside House was built in 1872 for the Crossley family and was professionally converted providing individually designed luxury apartments. This superb and spacious ground floor duplex apartment, which we believe incorporates the original Ballroom, retains many period features, and has the benefit of a south facing aspect with a private terraced garden. Just step inside this superb apartment and you cannot fail to be impressed by the accommodation provided which has retained many period features and has a wealth of quality fixtures and fittings. The property has the benefit of a single garage, further designated parking, and delightful unrestricted views over the grounds of this imposing Grade II listed mansion. This delightful residence is situated in this highly desirable location within walking distance of Manor Heath Park and Savile Park as well as providing excellent access to the local shops and hospital, as well as providing excellent access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. An internal inspection is absolutely essential to fully appreciate this superb and unique apartment.

Price Guide: O/A £325,000





The communal front entrance door with intercom entry system opens into an original

### **IMPRESSIVE COMMUNAL ENTRANCE HALL**

With lift and stairs to all floors. From the Entrance Hall the door to apartment 3 opens into the

### **ENTRANCE VESTIBULE**

With coat hanging facilities, a built-in freezer and matching work surface.

From the Entrance Vestibule a door opens into the

### **IMPRESSIVE OPEN PLAN LOUNGE, DINING AND KITCHEN 10.49m x 8.010 max**

This room is thought to be the original mansion's ballroom and has superb period features including the ornate plaster work to the ceiling with matching cornice and centre rose, plaster columns to the front and side bay windows and a stunning period fireplace to the chimney breast.

### **KITCHEN AREA**

This attractive modern kitchen is fitted with a range of quality base units incorporating a double bowl sink unit with mixer tap, four ring halogen hob, electric fan assisted oven and grill, integrated dishwasher, integrated fridge, a breakfast bar, and granite work surfaces, with matching granite splash backs and a tiled floor.

### **LIVING AND DINING AREA**

The central feature of this superb room is the original ornate Victorian fireplace to the chimney breast incorporating a modern living flame gas fire with cast iron surround. This stunning room is embellished with ornate plaster work to ceiling with a marching ornate cornice and picture rail with wood panelling beneath. There is a bay window to the side elevation incorporating double glazed units, and a square bay window to the front elevation providing this room with its light and spacious aspect which is further enhanced by French doors opening onto the south facing terraced garden. Two double radiators fitted carpet and one TV point connected to the communal sky dish.

From the Living and Dining Area stairs lead down to the

### **INNER HALL**

With door to

### **BEDROOM TWO 3.83m x 3.77m**

With two double glazed windows to the front elevation. To one wall there are built-in wardrobes with fitted drawers, double door to cupboard housing the Baxi combination boiler, one radiator, cornice to ceiling and matching dado rail.

From Bedroom Two a door opens into the

### **UTILITY ROOM**

With double glazed window to the side elevation, plumbing for automatic washing machine, power points for tumble dryer and chest freezer.

From the Inner Hall a door opens to

### **BEDROOM ONE 4.74m x 3.43m**

This double bedroom has a bay window to the side elevation with double glazed units, fitted wardrobes to two walls, cornice to ceiling, dado rail, one TV point and one radiator.

From the Bedroom a door opens to the

### **EN SUITE SHOWER ROOM**

With three-piece suite comprising pedestal wash basin, low flush WC and fully tiled shower cubicle with shower unit. This attractive modern en suite is extensively tiled around the suite with complementing colour scheme to the remaining walls, cornice to ceiling, a chrome radiator and an electrical heated towel rail.

From the Inner Hall a door opens into the

### **BATHROOM**

With three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush WC and panelled bath with shower unit. The bathroom is fully tiled and has a chrome heated towel rail/radiator.

From the Inner Hall a door opens into the

### **BEDROOM THREE/STUDY 2.72m x 2.26m**

With double glazed window to the side elevation, fitted wardrobes to one wall, cornice to ceiling with matching dado rail, one double radiator and a fitted carpet.

From the Inner Hall a door opens to the

### **REAR ENTRANCE VESTIBULE**

With double doors to cupboard providing useful storage facilities.

From the Rear Entrance Vestibule a door opens to the

### **COMMUNAL HALL**

Where there is access to the communal lift to all floors. There is a door to communal basement providing

further storage for the residents.

### **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 (2023). 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 E

The property has the benefit of all mains services gas, water and electric with the added benefit of gas central heating, satellite TV connection, and double glazing.

### **EXTERNAL**

To the front there is a south facing terraced garden for the sole use of the apartment. Bermerside house is situated in attractive well maintained landscaped gardens for the communal use of all the residents. Within a secured gated area, the property has the benefit of a SINGLE GARAGE with up and over door, power, and light and one designated parking space. There is further parking for visitors.

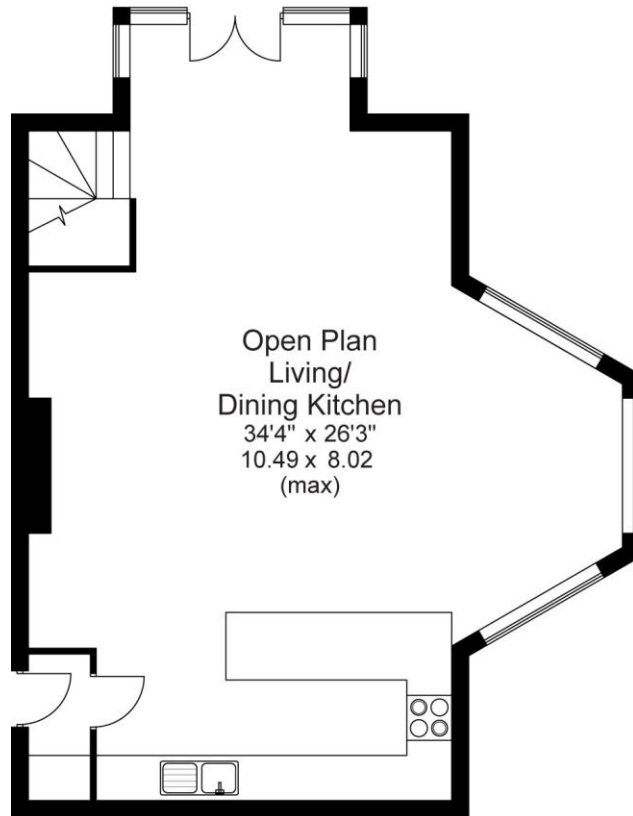
### **TO VIEW**

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

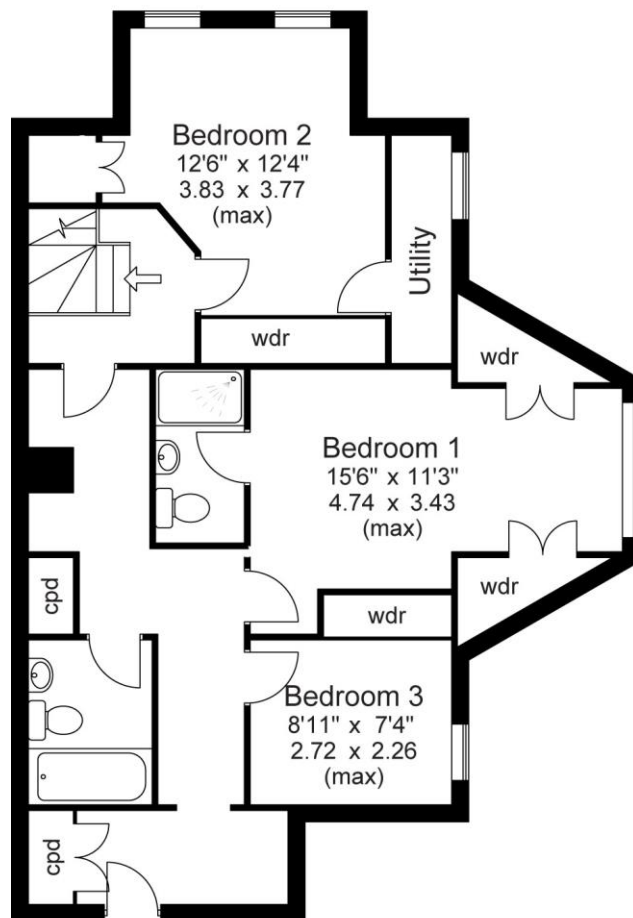
### **DIRECTIONS**

SAT NAV HX3 OJY

Approx Gross Floor Area = 1432 Sq. Feet  
= 133.0 Sq. Metres



Ground Floor



Lower Ground Floor

For illustrative purposes only. Not to scale.





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