



jordan fishwick

WEST DIDSBURY
Holly Royde House



Holly Royde House, West Didsbury, M20 3HP

£625,000



The Property

A prestigious, larger than average, 2283sq ft, THREE DOUBLE BEDROOM, TWO BATHROOM, ground floor mansion apartment, with converted basement rooms and a private south-easterly facing sun terrace. Occupying an ideal position within 'HOLLY ROYDE HOUSE'; a beautiful Victorian conversion, within strolling distance of both DIDSBURY and WEST DIDSBURY VILLAGES with direct transportation routes to the city centre, universities and airport. Retaining a wealth of beautiful original period features and character throughout to include deep skirting boards and high corniced ceilings.

In outline:- Entrance hallway with storage cupboards, utility room and w/c, modern fitted kitchen with central island, large pantry, and French doors leading to the private terrace. The kitchen opens up to the sitting room extending over 25sq ft, with a large bay window and picture window, there are three double bedrooms, two of which enjoy views of the private terrace and communal gardens, the second with a modern en-suit shower room off, and a large family bathroom.

Stairs from the hallway lead down to the basement rooms, which reveals a large playroom and storage cupboard, a WC and study. There is also a separate cellar chamber ideal for further storage. Externally, the development lies within well tended landscaped grounds, and benefits from two parking spaces.

Directions

M20 3HP



- Three bedroom mansion apartment
- Private outdoor terrace
- Converted basements
- Ideal location between Didsbury village & West Didsbury
- Spacious bathroom & En-Suite
- Two parking spaces
- Ample storage throughout
- Approx 2283sq ft
- Well-tended communal grounds
- Service Charge - £566pcm / Ground Rent - £100pa

Postcode - M20 3HP

EPC Rating - C

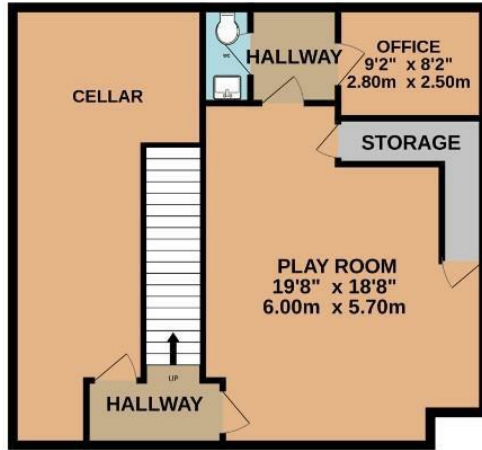
Floor Area - 2283.00 sq ft

Local Authority - Manchester City Council

Council Tax - G



BASEMENT
665 sq.ft. (61.8 sq.m.) approx.



GROUND FLOOR
1618 sq.ft. (150.3 sq.m.) approx.



TOTAL FLOOR AREA : 2283 sq.ft. (212.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices also at: Wilmslow, Macclesfield, Hale, Sale, Chorlton, Glossop, Manchester & Salford

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