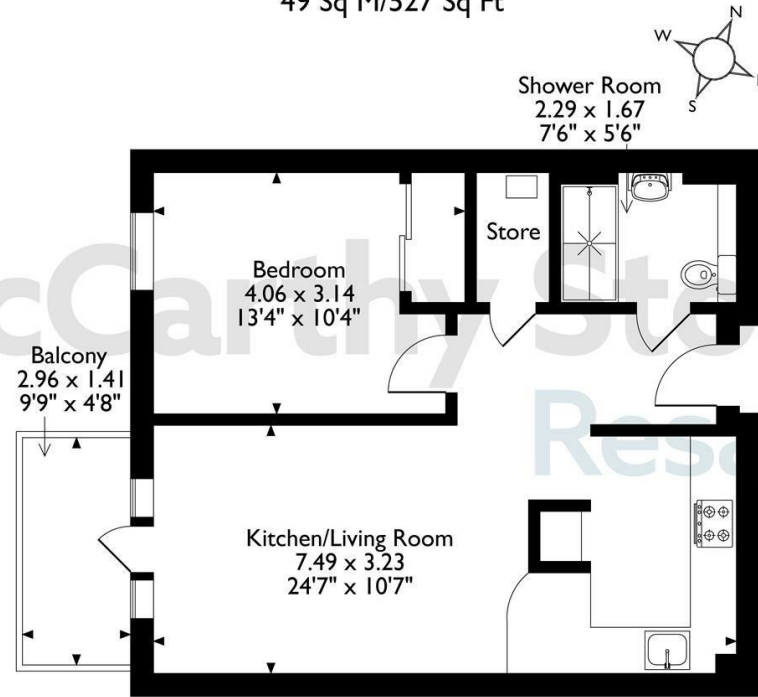


Leedham Court, Apartment 18, Victoria Road, Hebden Bridge  
Approximate Gross Internal Area  
49 Sq M/527 Sq Ft



**Second Floor**

The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**18 Leedham Court**

Victoria Road, Hebden Bridge, HX7 8DZ



**Asking price £240,000 Leasehold**

A ONE BEDROOM SECOND FLOOR retirement apartment with a SPACIOUS BALCONY with a Southwest view over the communal grounds. Great location close to the centre of Hebden Bridge. MCCARTHY STONE RETIREMENT APARTMENT for the OVER 60'S.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**Call us on 0345 556 4104 to find out more.**

# Leedham Court ,Victoria Road, Hebden Bridge

1 bed | £240,000

Leedham Court was purpose built by McCarthy & Stone for independent living. The development consists of 32 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). Leedham Court has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

## Local Area

Leedham Court is situated in Hebden Bridge which sits in the upper Calder Valley on the Yorkshire side of the Pennine Hills. Leedham Court is surrounded by an array of popular country walks including sections of the Pennine Way, which passes close by. Located close to the heart of Hebden Bridge the development has excellent access to local shops and amenities with transport links via bus stops situated throughout the town and the wider transport network via Hebden Bridge rail station on Station Road.

## Entrance Hall

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated in the hall. The hall opens to the open plan lounge and kitchen, and doors lead to the bedroom and bathroom. From the hallway there is a door to a walk-in storage cupboard/airing cupboard. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall.

## Lounge

A bright and airy living room with a large balcony that provides south west facing lounge with the benefit with views overlooking communal grounds. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Open plan layout leads into a separate kitchen.

## Kitchen

Fitted open plan kitchen with a range of modern low and eye level units and drawers with work surface and tiled flooring. Stainless steel sink with mixer tap and drainer. Built in oven and microwave, 4-ring electric hob with extractor over. Built-in fridge and freezer. Plumbed in washer / dryer.

## Bedroom

South west facing double bedroom with window overlooking communal ground and river towards the rear of the development. Mirror fronted wardrobe housing hanging rails and shelving. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets.

## Bathroom

Fully tiled and fitted with suite comprising of double walk-in shower, low level WC, vanity unit with sink and mirror above.

## Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external

re-decoration of communal areas

- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager

The Annual Service Charge is £3,283.99 for the financial year ending 30/09/2026.

## CAR PARKING

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Leasehold Information

Lease: 125 years from 1st Jan 2015

Ground rent: £425 per annum

Ground rent review: 1st Jan 2030

Managed by: McCarthy Stone Management Services

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## Additional Information & Services

- Broadband available (speed not available to check at the time of listing)
- Mains water and electricity
- Electric room heating
- Mains drainage

