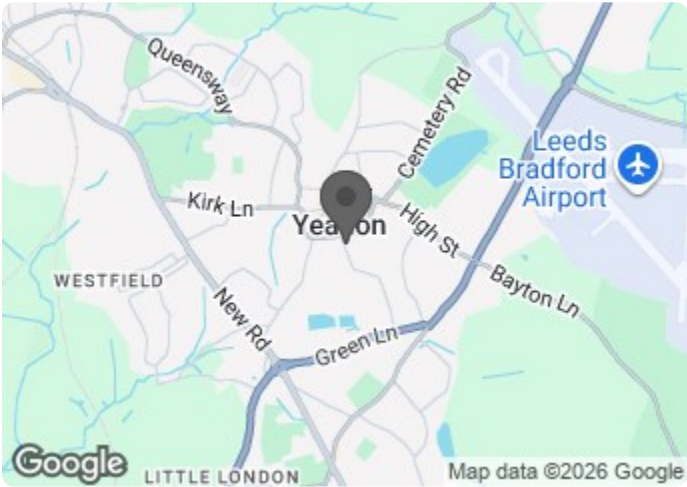




Total floor area 44.2 sq.m. (475 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Asking price £189,999 Leasehold

A ONE BEDROOM WEST FACING APARTMENT with a Juliet balcony offering GARDEN VIEWS on the first floor of this age exclusive MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S.

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Blossom Court, Rufford Avenue, Yeadon, Leeds

Summary

Blossom Court was built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 30 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room and security door entry systems. The dedicated House Manager is on site during working hours to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the laundry room, homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability). It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Local Area

Blossom Court is located in the small town of Yeadon which is positioned between Bradford and Leeds in West Yorkshire. The town centre has lots of shops, cafes, banks and the world's oldest fish and chips shop established in 1870. Blossom Court is situated in an ideal location close to a large supermarket, there are excellent amenities and transport links in the town centre. The free access bus is an additional benefit for the residents at Blossom Court to take them to and from the town centre which is ideal to help with heavy shopping. The conveniently close bus stops also link residents to larger neighbouring city centres such as Leeds and Bradford. Leeds Bradford International Airport is less than 10 minutes' drive from Yeadon.

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. Doors lead to the bedroom, living room 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

Bright and airy lounge with the benefit of UPVC doors opening onto a west facing Juliet balcony with garden views. Two ceiling light fittings, storage heater and raised electric power sockets. Partially glazed door leads onto a separate kitchen.

Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers with a roll top work surface. UPVC double glazed window. Stainless steel sink with mono lever tap and drainer. Eye level oven, ceramic hob, cooker hood and integral fridge freezer.

Bedroom One

Spacious bedroom with mirror fronted wardrobes with shelving and hanging rails. Ceiling lights, TV and phone point.

Shower Room

Fully tiled and fitted with bath with shower above and shower screen, low level WC, vanity unit with wash basin and mirror above. Light and shaving point, heated towel rail, electric heater and extractor fan.

Car Parking

There is no charge for the car park. There are ample spaces and they are available on a first come, first served basis.

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 redecoration of communal areas
- Buildings insurance

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

1 bed | £189,999

Annual Service Charge is £3,210.87 for the financial year ending 31/03/2027.

Leasehold Information

Lease length: 125 years from 2011
Ground rent: £425 per annum
Ground rent review: June 2026
Managed by: McCarthy and Stone Management Services

Additional Information & Services

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.
- 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 CHECK OUR WEB PAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

