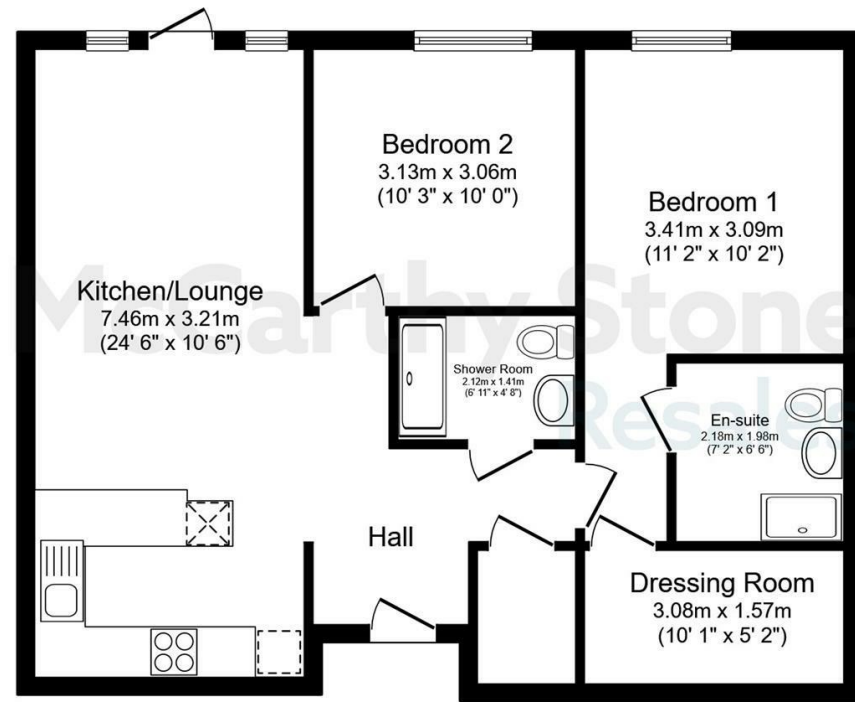


2 Leedham Court

Victoria Road, Hebden Bridge, HX7 8DZ



Total floor area 70.9 sq.m. (763 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		88	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 £340,000 Leasehold

Discover serenity in this inviting ground floor retirement apartment boasting two bedrooms, two bathrooms, a delightful walk-out patio offering picturesque views of the grounds and the tranquil river beyond. Nestled in a prime location near the heart of Hebden Bridge, this McCarthy Stone retirement apartment caters to those aged over 60, offering a perfect blend of convenience and tranquillity.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Leedham Court, Victoria Road, Hebden Bridge

2 bed | £340,000

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, from the hallway there are doors leading to lounge, to the master bedroom,

second bedroom, bathroom and walk-in storage cupboard/airing cupboard. This apartment also benefits from illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency call system located in the hall.

Lounge

A bright and airy open plan living room with a double glazed opening doors leading to a large patio area overlooking communal grounds and river. TV and telephone points, two ceiling light. Plenty of space for a small dining table and chairs, fitted carpets and raised electric power sockets.

Kitchen

A modern, open plan fitted kitchen with a range of modern low and eye level units and drawers roll top work surface and tiled flooring. Stainless steel sink with mixer tap and drainer. Built in oven and a 4 ring electric hob with extractor over.

Master Bedroom

A beautifully bright and airy double bedroom. Walk in wardrobe housing hanging rails and shelving. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets.

En-suite

Fully tiled and with tiled flooring, the fitted suite comprises of a walk-in double shower with glass screen, adjustable shower head and hand rail, a low level WC, vanity unit with sink and illuminated mirror above, wall mounted heated towel rail and emergency pull-cord.

Bedroom Two

A good sized double bedroom, ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

Bathroom

Fully tiled and fitted with suite comprising of walk-in shower cubicle, 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 redecoration 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

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: £495 per annum
Ground rent review: Jan 2030
Managed by: McCarthy Stone Management Services

Additional Information and Services

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

