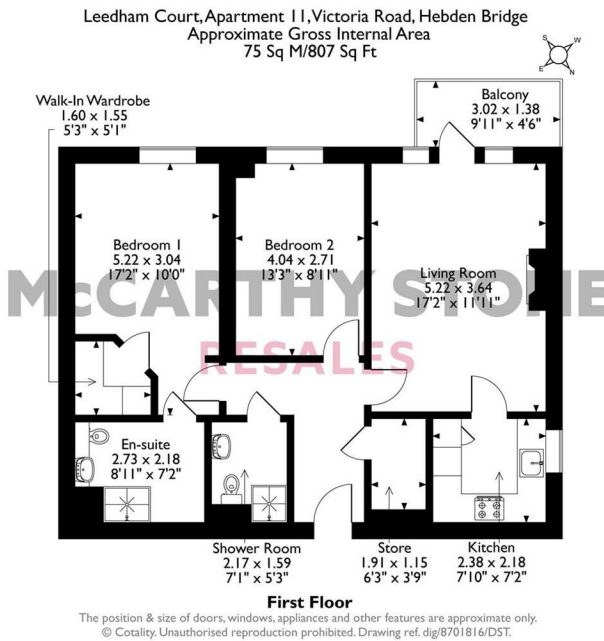
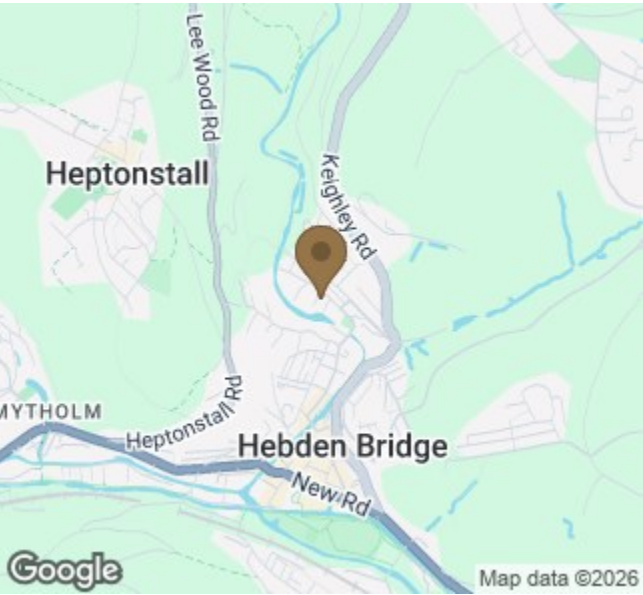
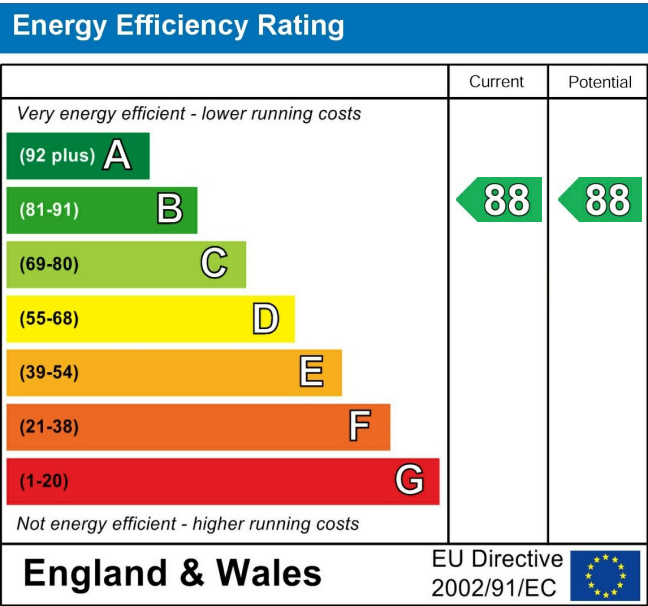




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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



11 Leedham Court

Victoria Road, Hebden Bridge, HX7 8DZ

2 1 Council Tax Band: B

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Leedham Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £365,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- South west facing apartment with walk out balcony
- Views across landscaped grounds overlooking Hebden Beck river
- House Manager on site
- Residents lounge
- Guest suite for friends and family
- Exclusive over 60's retirement development
- 24-hour Careline
- Lift to all floors
- Part exchange scheme available
- Within a third of a mile from Hebden Bridge's shops and amenities

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

11 Leedham Court, Hebden Bridge

2

1

Asking price £365,000

The Development
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.

Apartment Overview
Enjoy a peaceful and comfortable lifestyle in this attractive first floor two bedroom apartment, ideally situated within a desirable McCarthy Stone retirement development for the over 60s. The apartment offers two well proportioned bedrooms and benefits from a lovely walk out balcony, providing picturesque views across the beautifully maintained grounds and towards the tranquil river beyond. Perfectly positioned close to the heart of Hebden Bridge, this appealing retirement apartment combines the convenience of being within easy reach of local amenities with the peace and tranquility of it's surroundings. An ideal home for those looking to enjoy comfortable, low maintenance retirement living in a sought after location.

Additional Information and Services

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

Social Lifestyle 2
One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

But don't take our word for it, see what our homeowners have to say:

"Our social calendar is busier than ever, with something for all tastes and abilities."

"Our hectic social calendar continues to expand in all directions, giving everyone an opportunity to take part in something they enjoy. For instance, we devoted our weekly coffee morning to Marie Curie and thoroughly enjoyed raising the princely sum of £313.99."

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

Landscaped Gardens 1
Leedham Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

"I have enjoyed continuing to do the gardening by helping the on-site gardeners with the lovely, landscaped gardens we have." – McCarthy Stone Homeowner

Care & Support 2
One of the greatest benefits of being a McCarthy Stone homeowner is having access to the friendly, flexible and dedicated domestic and personal care team onsite each day. But don't take our word for it, see what our homeowners have to say about our lifestyle support services:

"The staff have always been friendly, helpful and absolutely wonderful at providing care when it was really needed."

"A safe and warm approach to care, delivered with professionalism and skill."

"The care is exceptional. The staff enjoy their job and this shines through to the care that they give."

"The support and care from the team is brilliant: everyone is friendly, empathetic and professional. They are very responsive and have adapted their support to meet his changing needs."

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

Service Charge (RL)
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

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.

Service Charge: £4,925.99 per annum (up to financial year end 30/09/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

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.

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.

****This brochure contains a mixture of current and historic photographs provided for illustrative purposes to show potential room layouts.****

A photograph of a bedroom interior. It features a double bed with a floral patterned duvet, a wooden bedside table with a lamp, and a window with patterned curtains. The room is bright and clean.

A photograph of a bathroom interior. It includes a shower area with a glass door, a white sink with a wooden vanity unit, and a white toilet. The walls are tiled in a light color.

A photograph of a living room interior. It shows a large window with patterned curtains, a wooden bookshelf, a large armchair, and a wooden dining table. The room is well-lit and comfortable.

A photograph of a living room interior. It features a fireplace with a white mantel, a wooden dining table, and a large armchair. The room is bright and cozy.

A photograph of a kitchen interior. It has wooden cabinets, a dark countertop, a sink, and a built-in oven. A potted plant is on the counter.

A photograph of a living room interior. It shows a large window, a wooden armchair, and a wooden dining table. The room is bright and airy.

A photograph of a living room interior. It features a large window, a wooden armchair, and a wooden dining table. The room is bright and modern.