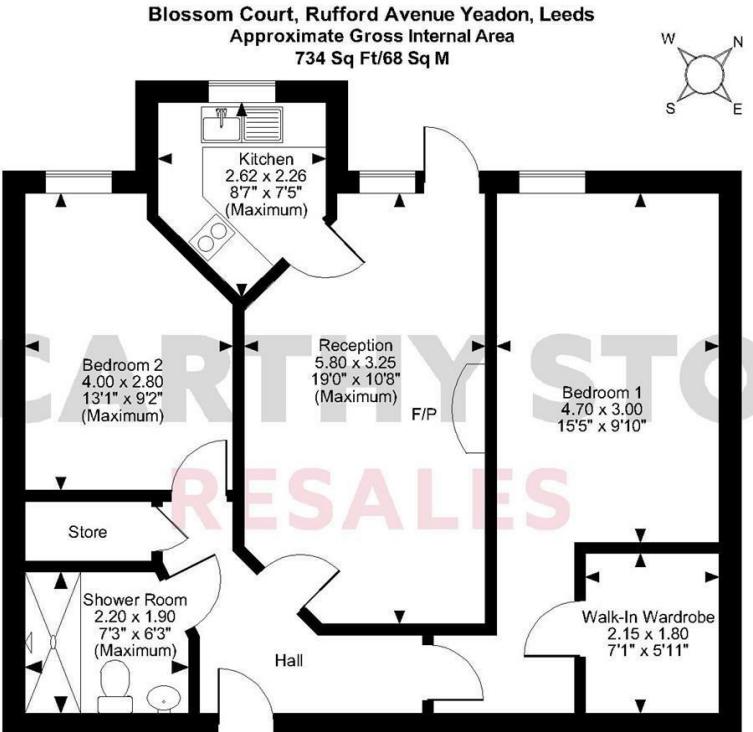
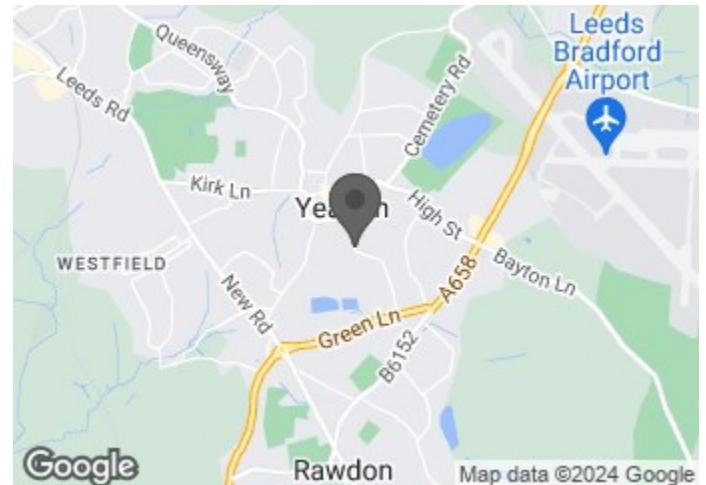


McCarthy Stone  
RESALES



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The position & size of doors, windows, appliances and other features are approximate only.  
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## COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## McCarthy Stone RESALES

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McCARTHY STONE  
RESALES

6 BLOSSOM COURT  
RUFFORD AVENUE, LEEDS, LS19 7BW



A beautifully presented TWO BEDROOM GROUND FLOOR APARTMENT with easy access to a PATIO in this age exclusive McCarthy Stone retirement living development for the OVER 60'S.

**ASKING PRICE £225,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# RUFFORD AVENUE, YEADON, LEEDS

2 BED | £225,000

## 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 and restaurants. 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.

## THE APARTMENT

A beautifully presented two bedroom ground floor apartment with easy access to a patio and landscaped gardens.

## 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. 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. Doors lead to the bedrooms, living room and bathroom.

## LOUNGE

With French door leading onto a small patio. Feature fireplace with fitted electric fire. TV and telephone points. Two ceiling lights. Fitted carpets, raised electric power sockets. Partially double glazed door lead onto a separate kitchen.

## KITCHEN

Fully fitted kitchen with tiled floor. Stainless steel sink with mono block lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer and under pelmet lighting.

## BEDROOM ONE

Benefiting from a good sized walk-in wardrobe with shelving and hanging space. Raised electric points. Ceiling lights, TV and phone point.



## SHOWER ROOM

Fully tiled and fitted with suite comprising of a walk in shower cubicle, WC, vanity unit with sink and mirror above.

## BEDROOM TWO

Raised electric points. Ceiling lights, TV and phone point.

## 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.

Service charge £4,082.16 per annum (for financial year end 31st March 2024).

## CAR PARKING

You can park in any available space.

## LEASE INFORMATION

125 years from June 2011  
Ground rent: £495 per annum  
Ground rent review: June 2026

## ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

