

24 Blossom Court

Rufford Avenue, Leeds, LS19 7BW



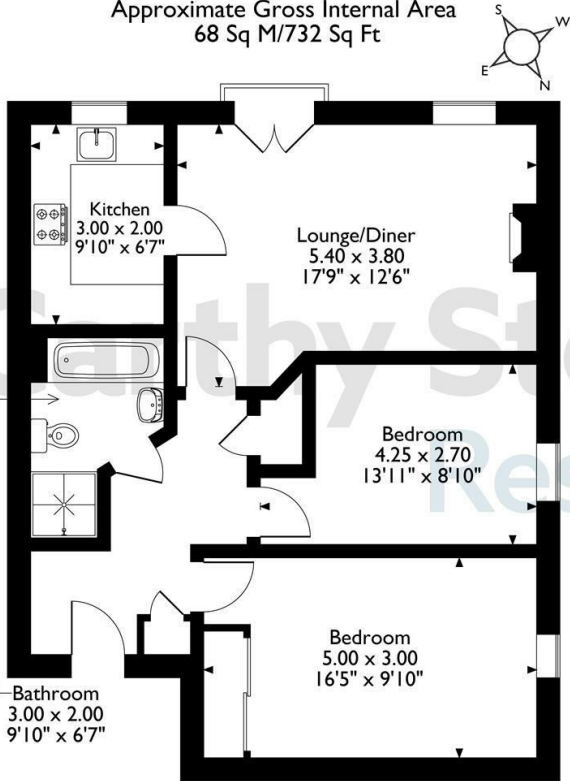
Asking price £245,000 Leasehold

A bright TWO BEDROOM apartment situated on the second floor with a GARDEN OUTLOOK and WEST FACING aspect. Blossom Court is a popular McCarthy Stone retirement living development with communal lounge and visiting house manager.

Call us on 0345 556 4104 to find out more.

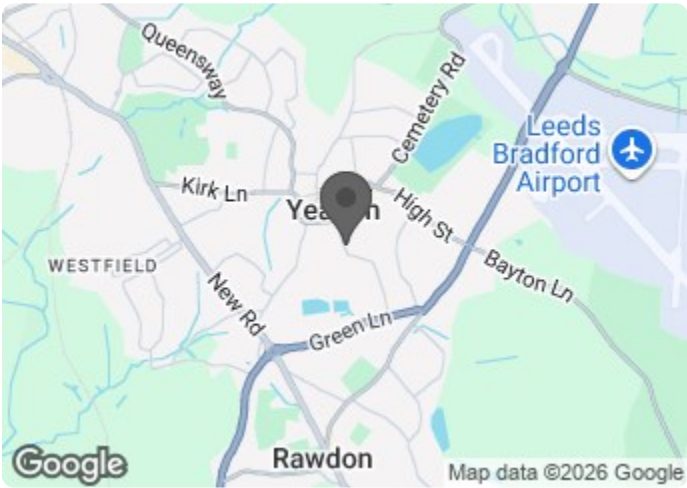
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24 Blossom Court, Rufford Avenue, Yeadon, Leeds  
Approximate Gross Internal Area  
68 Sq M/732 Sq Ft



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	78	78
(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	

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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 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.

**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 and additional cloakroom 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, lounge and bathroom.

**Lounge**  
A beautifully bright lounge with Juliet balcony providing garden view and an additional window which both allow lots of natural light in. The room has space for dining and a feature fireplace with fitted electric fire. TV and telephone points, two ceiling lights and raised electric power sockets.

**Kitchen**  
Modern kitchen with a range of units, with a roll top work surfaces over. Stainless steel sink unit with mixer tap sits above the window with blind. Inset waist height Bosch electric oven with space above for a microwave. Four ring electric Bosch hob and extractor hood. Recessed integral fridge freezer. Over counter lighting and central ceiling light, tiled floor and ventilation system.

**Bedroom One**  
Spacious master bedroom with side garden facing window and a built in mirror fronted wardrobe with shelving and hanging space. TV and telephone points, ceiling light and raised electric power sockets.

**Bedroom Two**  
Double second bedroom which could be used for dining or study / hobby room, side garden facing window. Ceiling light and raised electric power sockets.

**Bathroom**  
Fully tiled and fitted with suite comprising of a bath with shower head and grab rail, WC, sink and mirror above. Separate shower cubicle with glass screen door. Heated towel rail.

**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

## 2 Bed | £245,000

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.

The annual service charge is £4,681.61 for the financial year ending 31/03/2026. Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to

**Car Parking**  
The parking at Blossom Court is not allocated and works on a first come first served basis.

**Lease Information**  
Lease: 125 years from 1st June 2011  
Ground rent: £495 per annum  
Ground rent review: 1st June 2026

**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 WEBPAGE  
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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

