



McCarthy & Stone
RESALES



8 Leedham Court Victoria Road, Hebden Bridge, HX7 8DZ
Asking price £235,000 Leasehold

For further details
please call 0345 556 4104

8 Leedham Court Victoria Road, Hebden Bridge, HX7 8DZ

A ONE BEDROOM FIRST FLOOR SOUTH WEST FACING apartment with WALK OUT BALCONY overlooking the grounds and with a lovely RIVER VIEW. Great location close to the centre of Hebden Bridge. MCCARTHY STONE RETIREMENT APARTMENT for the OVER 60'S.

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 - the 24-hour Tunstall emergency response pull

cord system is situated in the hall. The hall opens to the open plan lounge and kitchen, and doors lead to the bedroom 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

A bright and airy south west facing lounge with the benefit of a walk on balcony with views overlooking communal grounds and river. There is a feature electric fire which acts as an attractive focal point. TV and telephone points, two ceiling lights, fitted carpets and raised electric power sockets. Open plan layout leads into a separate kitchen.

Kitchen

Fitted open plan kitchen with a range of modern low and eye level units and drawers with work surface and tiled flooring. Stainless steel sink with mixer tap and drainer. Built in oven and microwave, 4 ring electric hob with extractor over. Built-in fridge and freezer. Plumbed in washer / dryer.

Bedroom

South west facing double bedroom with window overlooking communal ground and river towards the rear of the development. Mirror fronted wardrobe housing hanging rails and shelving. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets.

Bathroom

Fully tiled and fitted with suite comprising of double walk-in shower, 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 Length: 125 years from 2015

Ground rent: £425 per annum

Managed by: McCarthy Stone Management Services







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by focalagent.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

McCarthy & Stone Resales Limited | 0345 556 4104 | www.mccarthyandstoneresales.co.uk
 Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
 Registered in England and Wales No. 10716544

