



**Hornbeam Court Oxford Avenue, Guiseley Leeds LS20 9BW**

**welcome to**

**Hornbeam Court Oxford Avenue, Guiseley Leeds**

A well presented spacious ground-floor retirement flat for the over-55s, offering two double bedrooms, an accessible shower room, communal gardens and lounge, on-site support, and a Careline service. Conveniently located close to shops, transport links, and local amenities for easy, relaxed living.



### **Hallway**

A spacious hallway with built in storage cupboards.

### **Lounge**

A spacious room with an attractive fireplace and a fully glazed door leading to the communal garden.

### **Kitchen**

The kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer and hob. There is an integrated oven and spaces for other appliances.

### **Bedroom One**

A spacious double bedroom with built in wardrobes.

### **Bedroom Two**

A good size double bedroom with built in furniture.

### **Shower Room**

With fully tiled walls and fitted with a three piece suite comprising a large walk in shower, wc, hand basin, heated towel rail and storage cupboard.

### **Outside**

There is access to well maintained communal gardens.

### **Facilities**

There is a communal lounge which has regular organised social activities throughout the week and also benefiting from a dedicated laundry room.

### **Agents Note**

There is a right of way at the rear for the neighbour to access their flat.



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## Hornbeam Court Oxford Avenue, Guiseley Leeds

- SPACIOUS GROUND FLOOR FLAT
- RETIREMENT HOUSING FOR THE OVER 55'S
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- WELL MAINTAINED COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 5885.95

Ground Rent: 425.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
YEA107365 - 0003

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