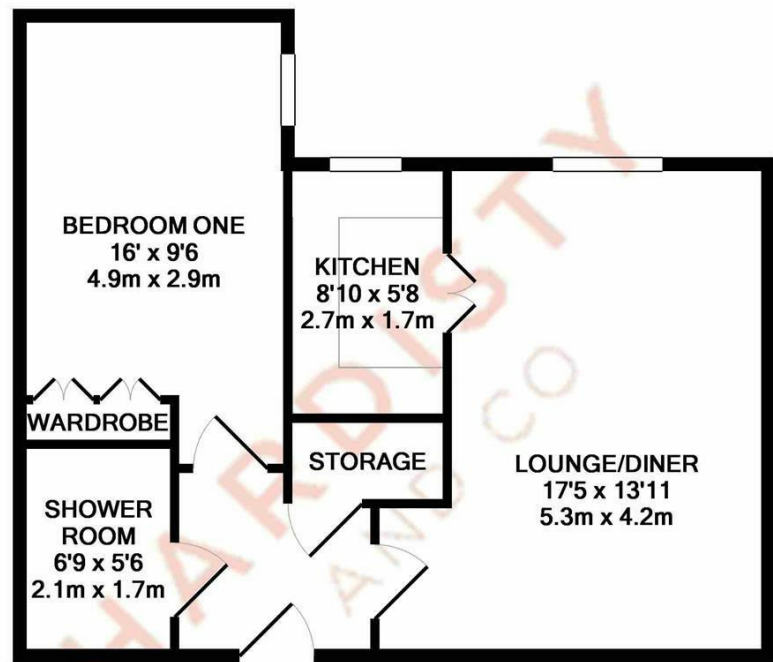


HARDISTY

AND CO



TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019

This computer generated floor plan is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions, which are only approximate and rounded to either the nearest tenth of a metre or six inches.

Hardisty and Co - Agents note:

Nothing concerning the type of construction is to be implied from the photograph of the property. None of the services, fittings or equipment have been tested and no warranties of any kind can be given. Accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not include in the sale any carpets, floor coverings, light fittings, curtains, blinds, furnishings, electric/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars, as forming part of this sale. The extent of the property and its boundaries are subject to verification by inspection of the Deeds by the prospective purchasers. There is a six-inch measurement tolerance, or metric equivalent. The measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or any other equipment.

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Stanhope Court, Brownberrie Lane **£129,950**
Horsforth **1 BEDROOM RETIREMENT PROPERTY**

hardistyandco.com

INTRODUCTION
We are delighted to offer for sale, with no onward chain, an impressive retirement apartment for the over 60's, which is located in a purpose-built block, backing onto the cricket field, in a prime central Horsforth hot spot! This second floor apartment sits at the front of the development overlooking the car park and is only a short walk from amenities, the train station and bus routes. Sitting in delightful, landscaped gardens the apartment offers independent living yet with the reassurance of an onsite warden, for that extra peace of mind. Communal indoor space includes a secure ground floor entrance with an attractive residents' lounge, House Manager's office and laundry room. The apartment comprises, a really good size lounge/diner with ample space for sofas, chairs and dining table and opens through to a modern fully fitted kitchen with integrated appliances. The bedroom is generous in size, with fitted mirror fronted wardrobes and TV aerial point. The bathroom has a modern white suite including a shower over the bath, basin set into vanity unit providing useful extra storage and WC. Outside the property has a small communal area. This property really must be viewed at your earliest convenience.

LOCATION
This is a prime residential location where you will find an array of eateries, bars, shops etc, with supermarket, park, banks etc all based a short distance away. There are gyms, cricket, bowls, rugby, golf, running clubs, something for everybody. For commuters, Horsforth Train Station provides services to Leeds, York and Harrogate, this station is situated within a 5 minute walk. Kirkstall Forge Train Station is located down the A65 and offers further means of convenient access into the City, (8 mins), and surrounding areas. The Ring Road (A6120) and the (A65) are nearby and provide main road links to the commercial centres of Leeds, Bradford, York and Harrogate, a regular bus service runs into the City Centre and, for the more travelled commuter, Leeds-Bradford Airport is a short drive away. All in all, this location is sought after by a wide variety of buyers and enjoys a strong sense of community and a thriving village atmosphere.

HOW TO FIND THE PROPERTY
From our office on New Road Side turn left into Sunnybank Avenue then first left into Featherbank Lane, left into Broadway (Ring Rd A6120). At the traffic lights turn right into Fink Hill, continue along down Church Road, which becomes Long Row, then at the Old Ball roundabout take the second exit into Brownberrie Lane, continue for approx 0.2m then turn left into the complex. Post Code LS18 5SR.

ACCOMMODATION
TO THE GROUND FLOOR
Intercom access into...

COMMUNAL ENTRANCE HALL
With doors leading into communal areas and stairs up to the second floor...

SECOND FLOOR LANDING
With private entrance door into...

ENTRANCE HALL
Providing a warm welcome to this apartment. Access hatch into the loft. Useful fitted storage cupboard which also houses the water tank. Door into...

LOUNGE/DINER



17'5" x 13'11"
An excellent sized room with plenty of space in which to relax on a comfy sofa or sit at a dining table and enjoy a meal with friends or loved ones. Feature granite fire surround with inset electric fire. The window provides a pleasant and private outlook.

KITCHEN



8'10" x 5'8"
The kitchen is well planned and fitted with wall, base and drawer units with contemporary work-surfaces over. Inset stainless steel sink, side drainer and modern mixer tap. Ceramic tiled splash-backs. Integrated microwave, electric oven, hob and

cooker hood over. Concealed under-counter lighting.
BEDROOM



16'0" x 9'6"
A great sized room with a range of quality fitted wardrobes providing good hanging and storage space.

SHOWER ROOM



6'9" x 5'6"
Fully tiled and fitted with a modern white suite comprising walk-in shower enclosure with thermostatic shower controls, WC and a wash hand basin which is inset into a vanity unit. Ladder style electric radiator.

TO THE OUTSIDE



There are lovely communal gardens which are shared and enjoyed by the Residents, with various seating areas. There is a battery scooter store with charging points and direct access into the building. Allocated parking spaces maybe available at at a rate of £300 pa (split into 2 payments). At the time of writing there are two parties on the waiting list for a car parking space.

LEASEHOLD & RELATED CHARGES
We understand that the property is leasehold and may therefore carry an annual charge for maintenance/ground rent. We are advised that the following applies.
Length of Lease 118/119 remaining as of 2019 (Please confirm) - Ground Rent £425 P.A and Service charge of £1850 P.A.
Clarification regarding lease terms, length and any charges should be sought via the vendors solicitors.

MORTGAGE SERVICES
We are whole of market and would love to help with your purchase or remortgage. Call Hardisty Financial to book your appointment today 0113 2390012 option 3.

BROCHURE DETAILS
Hardisty and Co prepared these details, including photography, in accordance with our estate agency agreement.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		