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

£275,000



Claire Sheehan Estate Agents
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Apartment 5, Leedham Court, Victoria Road, Hebden Bridge, HX7 8DZ

Stylish Retirement Apartment

Beautiful Communal Gardens

2 Shower Rooms

No Chain

Town Centre Location

2 Bedroom Accommodation

Modern Fitted Kitchen

EPC EER (80) C

A stylish modern apartment forming part of the McCarthy & Stone retirement development off Victoria Road, in central Hebden Bridge. This beautiful apartment is located on the first floor and benefits from elevator access. The surprisingly spacious two bedroom accommodation comprises; private entrance hallway, lounge/dining room with Juliet balcony, stylish fitted kitchen with appliances, master bedroom with en-suite shower room and walk in wardrobe, second double bedroom and additional shower room/WC. Electric under floor heating installed together with double glazing. The Leedham Court development is specifically for the over 60's and whilst offering independent living, there is a House Manager on hand during office hours and a 24-Hour emergency call system. This exclusive development has excellent communal facilities which include a resident's lounge with access to a sun terrace and delightful gardens. Offered for sale with No Chain.

Accommodation:

All measurements are approximate

Location

Leedham Court is located off Victoria Road in central Hebden Bridge. It is a short and fairly level walk to the town centre where there are many shops, cafes and bars. The local train station is within approximately 0.5 miles. The development comprises 35 one and two bedroom apartments, constructed 2015. There is a visitors parking area within the gated complex.

Ground Floor Entrance

Secure gated entrance with intercom entry system.

Reception Area

Reception area with elevators and staircase to the upper floors. Access to communal areas. House Manager's office (non-resident).

Private Entrance Hallway

Attractive oak finish private entrance and internal doors. Emergency Careline alarm system.

Utility Store Cupboard

A walk-in boiler room and store cupboard, housing the hot water cylinder.

Living Room

20' 8" x 10' 10" (6.29m x 3.29m)

Double glazed French windows to the front elevation with Juliet balcony. Additional double glazed side window. Decorative fireplace housing an electric fire. Oak finish internal doors, with glazed panels, leading to the hallway and kitchen.

Fitted Kitchen

6' 8" x 7' 0" (2.04m x 2.14m)

Fitted with a stylish range of wall and base units, incorporating a corner carousel unit and stainless steel single drainer sink with mixer tap. Integrated appliances include a fridge/freezer, electric oven and grill, electric hob, cooker hood and washer/dryer. Part tiled surrounds and tiled flooring. Double glazed window.





Shower Room & WC

Housing a WC and pedestal wash hand basin. Step in shower enclosure with glass screen. Tiling to all walls and tiled floor. Vanity light/shaver point, wall mirror and electric towel rail.

Master Bedroom

12' 7" x 9' 11" (3.84m x 3.02m)

Double glazed window to the front elevation. Oak finish internal doors.

En-Suite Shower Room

Wet room type shower room with tiling to all walls and walk-in shower with seat, handrail and glass screen. Wash hand basin set within a vanity unit and WC. Electric towel rail. Wall mirror and vanity light/shaver point.

Walk-in Wardrobe

Excellent storage with 3 hanging rails and fitted shelving.

Bedroom 2/Dining Room

9' 7" x 11' 4" (2.93m x 3.46m)

A second double bedroom with double glazed window to the front elevation. Alternatively, this could serve as a separate dining room.

Communal Areas & Gardens

Communal areas and facilities at Leedham Court include a lovely resident's lounge with views of the gardens and access to a sun terrace fronting the river.

Services

Please note there is electric only at Leedham Court. A sophisticated electric under floor heating system is installed with electric towel radiators provided in the shower rooms and an electric hot water system. A mechanical Ventilation & Heat Recovery system maintains comfort and reduces condensation. A communal aerial and satellite dish have been installed, pre-wired for Sky, but you will need your own connection.

Service Charges & Ground Rent

The Apartments are subject to a Service Charge which for 2023 is reported to be £303.19 per month (equivalent to £3638.28 per year) In addition there is a Ground Rent payable 6 monthly in advance, twice a year, of £247.50. The 125 year lease commenced 2015, so 117 years approx remain. The Service Charge covers the following: * 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 the House Manager.

Directions

From Hebden Bridge town centre, turn into Valley Road, opposite the Town Hall. Continue to the bottom, bearing left into Victoria Road and Leedham Court is located on the left hand side.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Council Tax
Band B

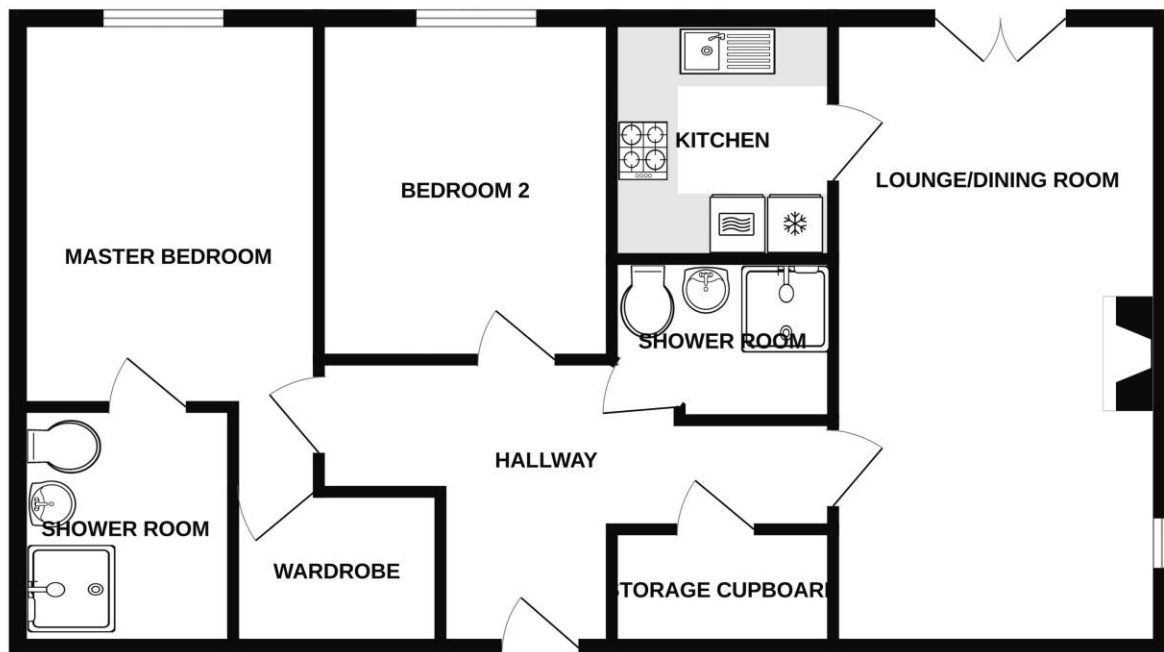
Calderdale MBC Council Tax – 01422 288003.

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

FIRST FLOOR APARTMENT
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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