



Excellent Value - Reduced in price and Chain Free!! A one bedroom retirement apartment, located on the top floor with elevator access, forming part of the sought-after McCarthy & Stone development in Hebden Bridge. This apartment comprises; private entrance hallway, living room with open access to a fitted kitchen, double bedroom with walk-in wardrobe and wet room/shower room. Electric under floor heating system and double glazed windows installed. The development is specifically for the over 60's and features beautiful gardens with a riverside terrace, a communal lounge area, on site House Manager plus 24 Hour emergency careline. Conveniently located for Hebden Bridge town centre.



- Prestige Retirement Development
- One Double Bedroom
- Fitted Kitchen With Appliances
- No Chain
- Top Floor Apartment With Elevator
- Walk-In Wardrobe
- Wet Room Style Shower Room
- EPC EER (85) B

**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 32 individual retirement apartments for the over 60s.

**Secure Main Entrance**

Secure gated entrance with intercom entry system.

**Reception**

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

**Private Entrance**

Apartment 32 is located on the top (third) floor. Attractive oak finish private entrance and internal doors. Emergency Careline alarm system.

**Lounge**

*14' 2" x 13' 5" (4.31m x 4.10m) max dimensions*

Double glazed window to the front elevation. Open plan to the kitchen area.

**Fitted Kitchen**

*5' 9" x 9' 10" (1.75m x 2.99m)*

Fitted with a range of wall and base units, with a stainless steel single drainer sink and mixer tap. Integrated appliances include a fridge/freezer, electric oven and grill, electric hob, chimney style cooker hood and washer/dryer. Part tiled surrounds. Over-head double glazed Velux window, allowing natural light into the kitchen.

**Shower Room**

*6' 10" x 7' 1" (2.08m x 2.17m)*

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

**Boiler Cupboard**

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

**Bedroom**

*11' 7" x 10' 11" (3.54m x 3.34m) + door recess*

Double glazed window to the front elevation. Mirror sliding doors lead to a walk-in wardrobe.

**Communal Benefits**

There is a communal lounge/kitchen, a large smart TV, lending library, drinks trolley, and access to landscaped gardens with patio terrace & comfortable garden furniture. There is a guest suite for visitors, who wish to stay with you, that can be booked, in advance. (Additional charges apply). A House Manager is on hand during weekdays, a security feature includes a camera door entry system linked to your TV, a 24-hour Tunstall emergency response pull cord system. There is a Refuse room for rubbish, recycling and food waste. A buggy store for bikes, mobility scooters, wheelchairs, walkers and a communal shopping trolley.

**Tenure & Service Charges**

This is a leasehold property. The 125 year lease commenced 2015, so 116 years approx remain. The Apartments are subject to a Service Charge which for Number 32, period Oct 2025 – Sept 2026, is £3380.028 PA or £281.69 per month. In addition there is a Ground Rent of £425.00 per year. 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.

**Claire Sheehan**

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

### Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

### How To View This Property

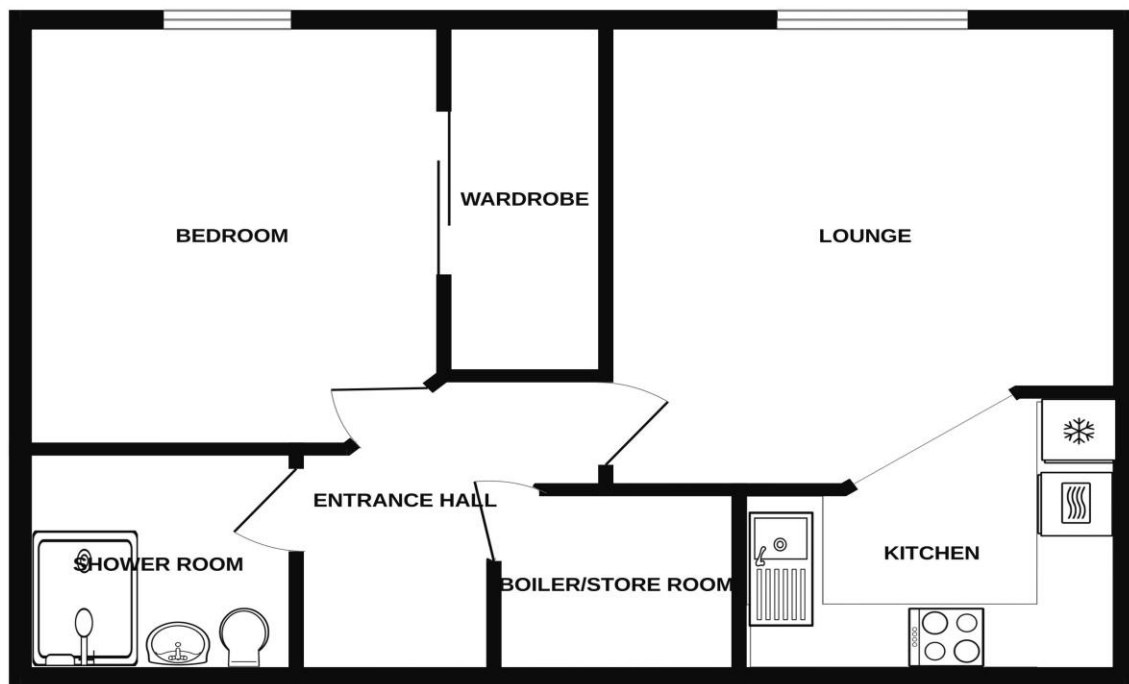
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

### Claire Sheehan Estate Agents

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Hebden Bridge, HX7 7BL.

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GROUND FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.7 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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