

# HUNTERS®

HERE TO GET *you* THERE

**Stanhope Court, Brownberrie Lane, Horsforth, LS18**

**Guide Price £100,000**

**Property Images**





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## Property Images



## Property Images



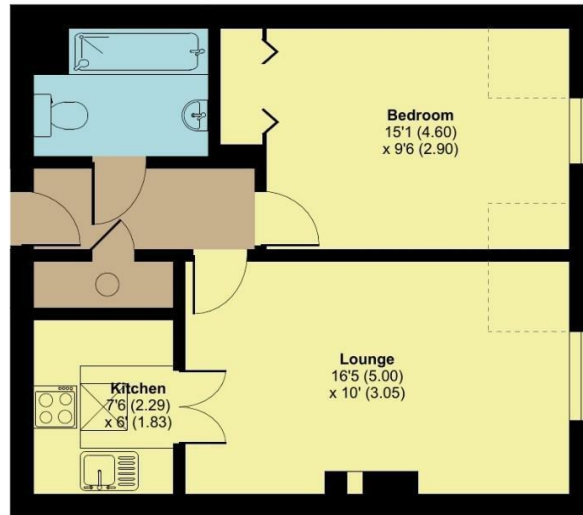
## Stanhope Court, Brownberrie Lane, Horsforth, Leeds, LS18

Approximate Area = 433 sq ft / 40.2 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 460 sq ft / 42.7 sq m

For identification only - Not to scale



Denotes restricted head height

**SECOND FLOOR**  
**APPROX FLOOR**  
**AREA 42.7 SQ M**  
**(460 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntrchem 2024. Produced for Hunters Property Group. REF: 1106584

### EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 60                      | 75        |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Map



### Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold



## Summary

A fantastic one bedroom second floor retirement apartment in this attractive development by McCarthy & Stone, constructed in 2009 the property is suitable for over 60's and is ideally positioned for Horsforth services and amenities including Horsforth Train Station.

The property benefits from a Communal ground floor entrance with a communal resident's lounge, House Manager's office and laundry room.

The apartment comprises: a private entrance hall with store cupboard, lounge/dining area with fantastic views across Horsforth Cricket Field. Separate kitchen with skylight, plenty of base and eye level units with built in appliances, double bedroom and white bathroom suite with shower over bath and sink vanity unit for further storage. The site also benefits from extremely well maintained communal gardens.

There is a guest bedroom available for visitors. The House Manager is on site Monday - Friday 9.00am - 4.00pm after which a care line service operates.

Leasehold: 109 years remaining  
Service: £ £2,760.70 per annum  
Ground rent: £730.82 per annum

The property is located on Brownberrie Lane just a few minutes from extensive local amenities on Station Road, including a Tesco Express, railway station, shops and cafes with more facilities on New Road Side and Town Street. Bus services are available on Brownberrie Lane and provide regular services to the city and surrounding areas.

Call now to arrange viewing

## Features

- CHAIN FREE • ONE BEDROOM SECOND FLOOR APARTMENT • WELL MAINTAINED • WARDEN SUPPORT • GREAT VIEWS • LEASEHOLD • COUNCIL TAX BAND:- B • EPC RATING:- D