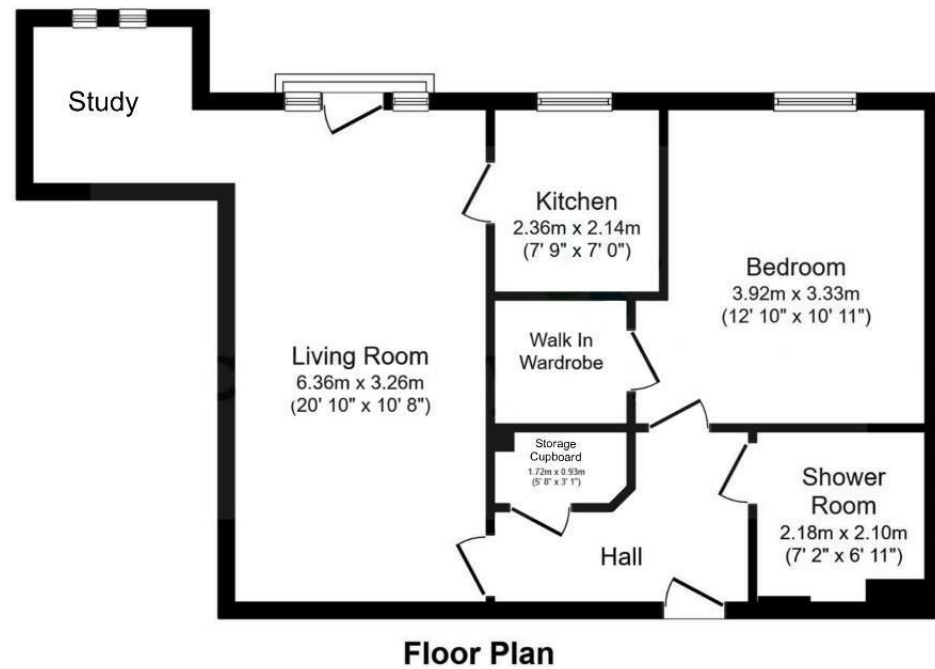


# McCARTHY STONE RESALES

## 13 LEEDHAM COURT VICTORIA ROAD, HEBDEN BRIDGE, HX7 8DZ



Total floor area 62.0 sq.m. ( 667 sq.ft) approx.

The plan is for illustration purposes only and may not be representative of the property. Plan not to scale

### COUNCIL TAX BAND: A



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			
		<b>78</b>	<b>78</b>



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This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



**\*\* SOLD BY MCCARTHY STONE RESALES\*\*** A SPACIOUS FIRST FLOOR ONE BEDROOM APARTMENT in a MCCARTHY STONE RETIREMENT LIVING DEVELOPMENT for the OVER 60'S. Additional room off the lounge. Great location close to the centre of Hebden Bridge. Communal gardens and patio.

## ASKING PRICE £235,000 LEASEHOLD

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# LEEDHAM COURT, VICTORIA ROAD, HEBDEN BRIDGE

1 BED | £235,000

There are 32 one and two-bedroom retirement apartments for the over 60s. For your enjoyment 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.

Apartment 13 is on the first floor and north-east facing. Access is by lift or stairs and a carpeted/heated corridor. There are illuminated light switches, underfloor heating & raised electric sockets included as standard. There is a key safe directly outside your front door for safe keeping of a spare key.

## SOCIAL ACTIVITIES

A weekly Coffee Morning is held where residents meet with each other and the HM to plan outings & events, e.g. Christmas entertainment, or trips/meals out. There is a monthly Film Night and weekly Table Tennis and Games evenings. A written Newsletter is delivered to each apartment if you miss the Coffee Morning. Back copies are available from the homeowner.

## LOCAL AREA

Situated in the popular Calder Valley town of Hebden Bridge. Within walking distance there is an array of amenities including, supermarkets, PO, shoe & clothing shops, gift and craft shops, antique centre, book shops, charity shops, greengrocers, butchers, bakers and florists, Also, a library, solicitors, dentist, medical practice, opticians, alternative therapy clinics, open air market, car repairs, Picture House, Little Theatre, Town Hall, Croft Mill Hotel, artists' studios, restaurants, pubs, cafes, a gym, jewellers, and churches. The canal and park are close by for walks and, for the more adventurous, walking 'Up on the Tops' is available. Transport links include railway station, bus services, Community Transport, Access Bus, taxi service and the motorway is easily accessible for those travelling further afield.

## ENTRANCE HALL

Front door with spy hole opens to the entrance hall that gives access to the storage cupboard housing the hot water tank & fuse box, Wet room, Bedroom and Sitting room. There is a smoke alarm sensor fitted.

## SITTING ROOM

Spacious sitting room has the added benefit of an additional hobby/study/office area to the left of the full-length window & Juliet balcony. There are TV and telephone points, two ceiling lights, and serviced air filter. Door leads to the kitchen.

## KITCHEN

Fully fitted kitchen consists of a range of modern low and eye level units and drawers with work surface and tiled flooring. Stainless steel sink with mixer taps and drainer. Built in Hotpoint oven, 4 ring electric hob with extractor fan over and a built-in fridge/freezer, washer/tumble dryer and space for a microwave. Directional ceiling lights and individual switches for appliances.

## BEDROOM

Double bedroom with window views towards the front of the development which take advantage of the morning sun. Large walk-in wardrobe. TV and telephone points.

## SHOWER ROOM

Recently refurbished, fully tiled and fitted walk-in shower, glass screen and handrail, low level white WC, vanity unit with white sink, cupboard under, mirror & light above, shaver point, heated towel rail, underfloor heating and emergency pull cord.

## SERVICE CHARGE

- Cleaning of communal areas and external 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 your Property Consultant.

The service charge is £2,776.80 per annum (for financial year ending September 2024).

## CAR PARKING

Parking is currently, readily available at a fee of £250.00 per annum.

## LEASEHOLD INFORMATION

Lease Length: 125 years from 2015

Ground rent: £425 per annum

Ground rent review: Jan-30

Managed by: McCarthy Stone Management Services

## ADDITIONAL INFORMATION & SERVICES

- Standard Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

