



**Orchard Court St. Chads Road, Leeds LS16 5QS**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

**Orchard Court St. Chads Road, Leeds**

Over 60s apartment is ready to move straight into! This is the ideal downsizer purchase, with excellent local transport links and amenities.



## Orchard Court

Orchard Court features pleasant communal grounds, a warm and welcoming communal lounge, security entry intercom system, house manager, 24 hour emergency care line together with a laundry room and very handy guest room. There is also a lift to all floors. The property is located between Otley Road and Weetwood Lane and is a convenient spot with transport links into the city and surrounding districts, the Hollies and beautiful grounds of Meanwood Park are close by and extensive shopping facilities can be found at Headingley and West Park.

## Lounge

20' 2" max x 10' 8" max ( 6.15m max x 3.25m max )

A cozy living space featuring a carpeted floor and an elegant electric fire surround, complemented by a spacious front-facing window that fills the room with natural light. An efficient electric heater adds extra warmth and comfort

## Kitchen

7' 7" max x 7' max ( 2.31m max x 2.13m max )

A well-appointed kitchen featuring easy-care lino flooring, laminate units and worktops, and a tiled backsplash for a clean finish. A front-facing window brings in natural light, while appliances include a built-in electric hob and oven housed in a tower unit. The space also offers a freestanding fridge, freezer, and undermount fridge, with a compact wall-mounted electric heater for added comfort.

## Bedroom

13' 6" max x 9' 1" max ( 4.11m max x 2.77m max )

A spacious, carpeted double bedroom with a large front-facing window that invites natural light. Features include built-in wardrobes for convenient storage, an electric heater for year-round comfort, and ample space for additional freestanding furniture.

## Bathroom

A practical wetroom-style bathroom featuring panelled walls, a pedestal sink, and a tiled backsplash. Includes a toilet, wall-mounted electric

heater, and an extractor fan for ventilation and comfort.



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welcome to

## Orchard Court St. Chads Road, Leeds

- Guide Price £80,000 - £90,000
- Over 60's Apartment Complex
- Ground Floor Flat
- One double bedroom
- Independent living

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEA109279 - 0004

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**0113 278 5337**



[Headingley@williamhbrown.co.uk](mailto:Headingley@williamhbrown.co.uk)



1a Arndale Centre, Otley Road, LEEDS, West Yorkshire, LS6 2UE



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