



Fairburn House Regent Crescent, Horsforth Leeds LS18 4TT

welcome to

Fairburn House Regent Crescent, Horsforth Leeds

Discover this modernised, one-bedroom first-floor apartment for the over 55's. Ready for immediate occupancy, it features secure intercom entry, ample parking, communal lounge & laundry facilities. Brand new fitted shower room which has never been used! NO CHAIN



Regent Crescent

We are thrilled to present this fantastic opportunity for the over 55's to acquire a beautifully modernised, one-bedroom first-floor apartment. Recently updated and ready for immediate occupancy, the property features a secure intercom entry system, ample parking, and communal lounge and laundry facilities on the ground floor. Newly fitted neutral carpets enhance the apartment's appeal. Located within walking distance of New Road Side's excellent amenities and both Horsforth and Kirkstall Forge train stations, this property is a must-see! The apartment includes a communal entrance hall with secure intercom entry system, lift access to the first floor, private entrance hallway with fitted storage, spacious lounge/diner at the front, modern Shaker-style kitchen with integrated appliances, generously sized double bedroom with bespoke fitted wardrobe from Harval's of Rawdon, featuring large hanging space, deep shelving, and a full-length mirror, and a recently fitted three-piece shower room which has never been used! There is also access to well-maintained communal gardens and parking. Offered with NO ONWARD CHAIN

To the ground floor there is a communal entrance hall with lift access to the upper apartments

Entrance Hall

A private entrance hall to the apartment with neutral decor, wall mounted heater, secure intercom entry system and a good sized storage cupboard.

Lounge / Diner

11' 1" x 10' 3" (3.38m x 3.12m)

This spacious room features neutral decor, creating a bright and warm ambiance. It includes an electric radiator and a fireplace with an electric fire, adding a cozy touch. The window offers lovely views, enhancing the room's appeal. There is ample space for both a dining table and lounge furniture, making it perfect for comfortable living and entertaining. Open to the..

Kitchen

9' 10" x 7' 9" (3.00m x 2.36m)

The kitchen features elegant white Shaker-style cabinetry, complemented by an integrated electric oven, hob, and extractor fan. It includes a stainless steel sink with a mixer tap and white tiled splashbacks for a clean, modern look. There is plumbing for a washing machine and space for a tall fridge freezer, making it both stylish and functional.

Bedroom

10' 1" x 9' 4" (3.07m x 2.84m)

This spacious double bedroom, located at the front of the apartment, boasts a bespoke fitted wardrobe from Harval's of Rawdon, offering ample hanging space, deep shelving, and a full-length mirror on one wall. The room features neutral decor, an electric radiator, and a window that enhances the bright and airy feel.

Shower Room

The recently fitted shower room is generously sized and features a large walk-in shower enclosure with an electric shower, a pedestal wash hand basin, a WC and an electric heated towel rail. The walls and floor are fully tiled, providing a sleek and easy-to-maintain finish.

Outside

The property is nestled in delightful, well-tended communal gardens, featuring flowerbed borders and flagged terraces perfect for sitting out and enjoying the outdoors. Ample parking is also available.

Leasehold Information

This property is leasehold with a term of 125 years from 1st June 1991

The current annual service charge is £1,488

The Terms and conditions of this lease needs to be checked with your legal representative



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Fairburn House Regent Crescent, Horsforth Leeds

- Offered with NO CHAIN
- Recently Renovated Throughout
- Great Horsforth Location
- Over 55's Apartment
- Ready to MOVE INTO!

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

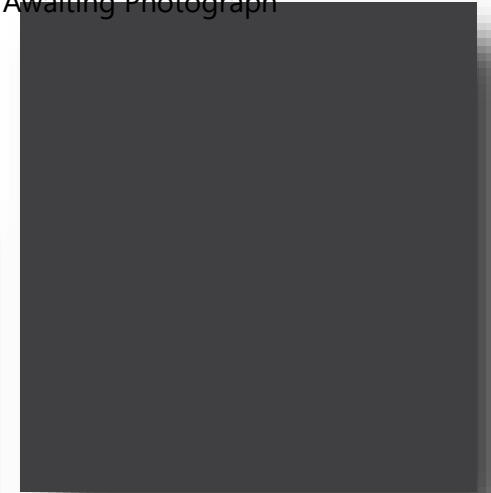


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

offers over
£110,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFT107030 - 0004

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