

Peter David Properties

Residential Sales and Lettings

Apartment 32, Leedham Court, Hebden Bridge
Guide Price: £159,000



This stunning one bedroomed top floor leasehold apartment would make an ideal home for the retired buyer. Leedham Court is a beautiful retirement complex for the over 60's, built by the renowned builder McCarthy and Stone in 2015. Situated within easy access to the town centre with its array of shops, cafes, public houses and restaurants.

Apartment 32 is accessed via an intercom system which leads into the communal entrance hallway with a lift or staircase access to the top floor. There is a communal lounge on the ground floor for use by all residents. The apartment is equipped with electric heating and double glazing and accommodation comprising in brief: - Entrance hallway with a storage cupboard housing the hot water system, shower room with walk-in shower, lounge being open plan into the fitted kitchen with built-in appliances, bedroom with built-in wardrobe with mirror fronted doors. Externally there are communal gardens and parking (where there is a charge for this). Internal viewing highly recommended. NO UPWARD CHAIN

Features

- Stunning One Bedroom Top Floor Leasehold Apartment
- Lounge, Fitted Kitchen, Bedroom And Shower Room
- Communal Lounge And Gardens
- Independent Living With 24 Hr Emergency Call System
- Within Easy Access To Local Amenities
- Ideal Retirement Complex For The Over 60's
- Electric Heating And Double Glazed
- Parking Available, Cost Is £5.00 Per Week
- EPC Rating: B
- Leasehold Details. Service Charge Per Month £159.42 Ground Rent Per Month is £35.42

Accommodation:

Ground Floor:

Enter the apartment building via a communal exterior door with intercom system into the communal entrance hall.

Entrance Hallway

Giving access to all floors via lifts and staircases.

Communal Lounge

Good sized room for use by all residents for socialising.

Top Floor:

Apartment 32:

Enter the apartment into the entrance hallway.

Entrance Hallway

Having a built-in storage cupboard housing the hot water system and doors accessing the living accommodation and bedroom.

Lounge 14' 1" x 13' 6" (4.29m x 4.10m)

A light and airy room with a window to the front elevation. The lounge is open plan to the kitchen.

Kitchen 9' 8" x 7' 1" (2.94m x 2.16m)

Fitted with a range of modern matching wall and base units with complementary working surfaces over and tiled surrounds. Inset into the working surface is a stainless steel unit with mixer tap and a ceramic hob with stainless steel extractor canopy over. There is a built-in electric oven, integrated washing machine, fridge and freezer and a Velux window allowing a degree of natural light.

Bedroom 13' 0" x 10' 11" (3.96m x 3.33m)

Having a window to the front elevation and built-in wardrobe with mirror sliding doors.

Shower Room

Furnished with a three piece white suite comprising a central flush WC, vanity wash hand basin and a walk-in shower. There is quality tiling to the walls, electric towel radiator and an extractor fan.

Outside:

There is parking which is available at a cost per month (awaiting cost) along with visitor parking spaces, communal gardens and patio seating areas to the rear of the building.

Directions

From our office proceed along New Road taking your left turn into Hope Street, at the road junction proceed forwards to the road junction with Keighley Road, turning left, then left again and follow the road over the bridge, taking your right turn onto Valley Road continue along here over the bridge where the development will be found on your left.



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

23-25 George Street
Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk