Hornbeam Court Oxford Avenue,Guiseley Leeds LS20 9BW

william h brown

welcome to

Hornbeam Court Oxford Avenue, Guiseley Leeds

A well presented SPACIOUS ground-floor retirement flat for the over-55s, offering TWO DOUBLE bedrooms, an accessible shower room, communal gardens and lounge, on-site support, and a Careline service. Conveniently located CLOSE TO SHOPS, transport links, and local amenities for easy, relaxed living.

Hallway
A spacious hallway with built in storage cupboards.

Lounge
A spacious room with an attractive fireplace and a fully glazed door leading to the communal garden.

Kitchen
The kitchen has a range of wall and base units with work surfaces incorporating a sink, drainer ad hob. There is an integrated oven and spaces for other appliances.

Bedroom One
A spacious double bedroom with built in wardrobes.

Bedroom Two
A good size double bedroom with built in furniture.

Shower Room
With fully tiled walls and fitted with a three piece suite comprising a large walk in shower, wc, hand basin, heated towel rail and storage cupboard.

Outside
There is access to well maintained communal gardens.

Facilities
There is a communal lounge which has regular organised social activities throughout the week and also benefiting from a dedicated laundry room.

Agents Notes
1, Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

2, There is a right of way at the rear for the neighbour to access their flat.

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Hornbeam Court Oxford Avenue, Guiseley Leeds

- SPACIOUS GROUND FLOOR FLAT
- RETIREMENT HOUSING FOR THE OVER 55'S
- TWO DOUBLE BEDROOMS
- SHOWER ROOM
- WELL MAINTAINED COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 5885.95
Ground Rent: 425.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£170,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/YEA107365

The Property Ombudsman

Property Ref:
YEA107365 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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