



Fairburn House Regent Crescent, Horsforth Leeds LS18 4TT

welcome to

Fairburn House Regent Crescent, Horsforth Leeds

Guide price £120,000 - £130,000 A delightful one-bedroom apartment for the over 55s, situated within the popular Fairburn House development in Horsforth. Enjoying beautifully maintained communal gardens & excellent on-site facilities.



Fairburn House Regent Crescent

A wonderful one-bedroom apartment situated within the popular Fairburn House retirement development for the over 55s in Horsforth, ideally positioned close to a range of local amenities and excellent transport links on New Road Side.

The development benefits from a secure intercom entry system, ample resident and visitor parking, beautifully maintained communal gardens, and excellent communal facilities, including a residents' lounge and laundry room located on the ground floor. The attractive gardens provide a peaceful setting for residents to relax and enjoy the outdoors.

The apartment itself is spacious, well presented, and has been lovingly maintained by the current owner. The accommodation briefly comprises an entrance hallway, a generous lounge with an attractive electric fireplace, and a newly fitted kitchen with space for a dining table. The double bedroom features fitted wardrobes, while a modern shower room completes the accommodation.

Entrance Hall

A private entrance hall to the apartment with secure intercom entry system and a good sized useful storage cupboard

Living Room

A good sized reception room with electric fireplace with surround, radiator and window allowing natural light

Kitchen/Diner

The fitted kitchen is equipped with a range of wall and base units complemented by laminate work surfaces, incorporating a stainless steel sink and drainer and an electric hob. There is a fitted oven, space for a freestanding fridge freezer, and ample room to accommodate a dining table and chairs.

Bedroom

A good sized double bedroom with fitted wardrobes with glass sliding doors, radiator and window

Shower Room

The part tiled shower room provides a step in shower cubicle with glass screen, low flush wc, vanity unit wash basin with mirror above.

Outside

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

Agents Note

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.



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Fairburn House Regent Crescent, Horsforth Leeds

- Popular over 55s retirement development in Horsforth
- Beautifully maintained communal gardens
- Well-presented one double bedroom apartment
- Double bedroom with fitted wardrobes
- Secure intercom entry system

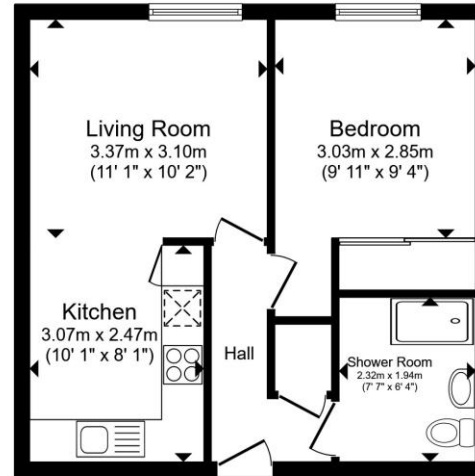
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1680.00

Ground Rent: Ask Agent

guide price

£120,000 - £130,000



Total floor area 39.6 m² (427 sq.ft.) approx

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.propertybox.io

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Property Ref:
HFT107674 - 0004

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