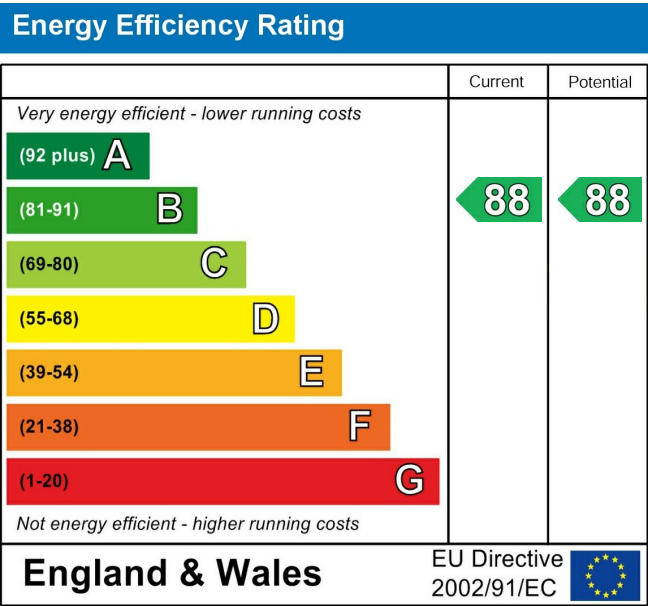
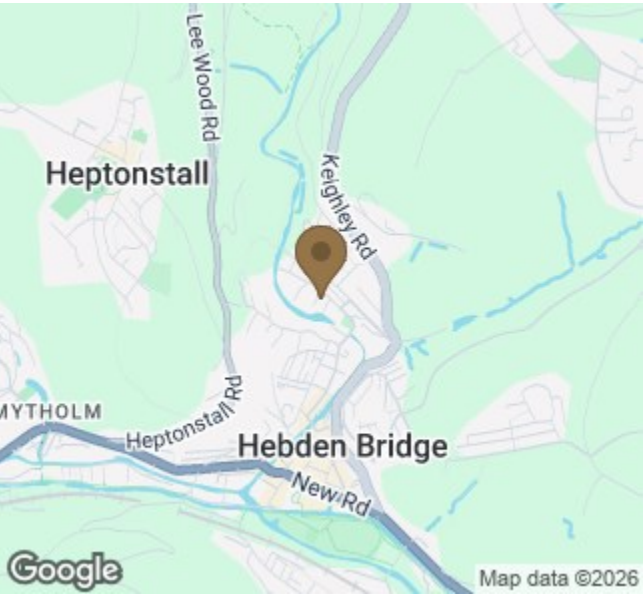
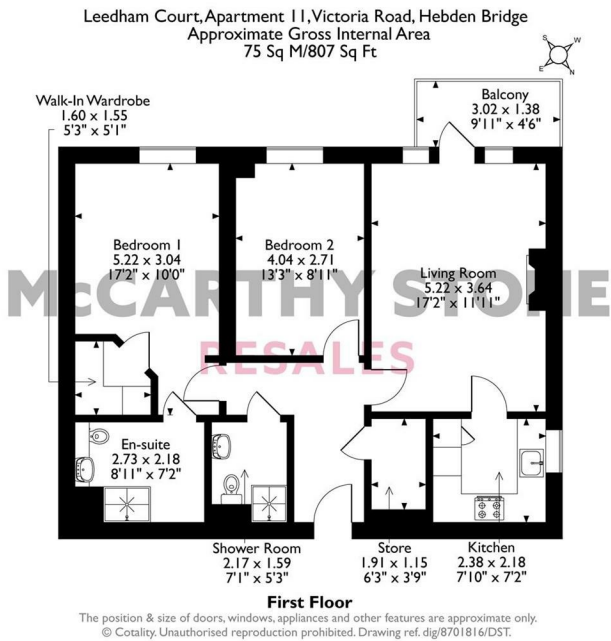




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Registered in England and Wales No. 10716544



11 Leedham Court

Victoria Road, Hebden Bridge, HX7 8DZ

2 1 **Council Tax Band: B**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 11 Leedham Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £365,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- South west facing apartment with walk out balcony
- Views across landscaped grounds overlooking Hebden Beck river
- House Manager on site
- Residents lounge
- Guest suite for friends and family
- Exclusive over 60's retirement development
- 24-hour Careline
- Lift to all floors
- Part exchange scheme available
- Within a third of a mile from Hebden Bridge's shops and amenities

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

11 Leedham Court, Hebden Bridge

 2 |  1 | Asking price £365,000

Leedham Court was purpose built by McCarthy & Stone for independent living. The development consists of 32 one and two-bedroom retirement apartments for the over 60s. The development includes a Homeowners' communal lounge and landscaped gardens. There is a guest suite for visitors who wish to stay (additional charges apply). Leedham Court has a House Manager who's on hand during office hours and for your peace of mind there are a number of security features, including a 24-Hour emergency call system in each apartment. The development features a camera door entry system linked to your TV, so that you can see who's calling for you before letting them in.

Local Area

Leedham Court is situated in Hebden Bridge which sits in the upper Calder Valley on the Yorkshire side of the Pennine Hills. Leedham Court is surrounded by an array of popular country walks including sections of the Pennine Way, which passes close by. Located close to the heart of Hebden Bridge the development has excellent access to local shops and amenities with transport links via bus stops situated throughout the town and the wider transport network via Hebden Bridge rail station on Station Road.

Entrance Hall

Front door with spy hole leads to the large entrance hall, from the hallway there are doors leading to lounge, to the master bedroom, second bedroom, bathroom and walk-in storage cupboard/airing cupboard. This apartment also benefits from illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency call system located in the hall.

Lounge

A bright and airy south west facing lounge with the benefit of a walk on balcony with views overlooking

communal grounds and river. TV and telephone points, two ceiling lights and feature fireplace with raised Living Flame effect electric fire and space for a small dining table and chairs, fitted carpets and raised electric power sockets.

Kitchen

Fitted kitchen with a range of modern low and eye level units and drawers roll top work surface and tiled flooring. Stainless steel sink with mixer tap and drainer. Built in oven and a 4 ring electric hob with extractor over.

Master Bedroom

South west facing double bedroom with window overlooking communal ground and river towards the rear of the development. Walk in wardrobe housing hanging rails and shelving. TV and telephone points, ceiling light, fitted carpets, raised electric power sockets.

En-suite

Fully tiled and with tiled flooring, the fitted suite comprises of a walk-in double shower with glass screen, adjustable shower head and hand rail, a low level WC, vanity unit with sink and illuminated mirror above, wall mounted heated towel rail and emergency pull-cord.

Bedroom Two

A good sized double bedroom, ceiling lights, TV and telephone point, fitted carpets and raised electric power sockets.

Bathroom

Fully tiled and fitted with suite comprising of walk-in shower cubicle, low level WC, vanity unit with sink and mirror above.

Service Charge

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas

- 24-hour emergency call system
 - Upkeep of gardens and grounds
 - Repairs and maintenance to the interior and exterior communal areas
 - Contingency fund including internal and external redecoration of communal areas
 - Buildings insurance
- The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager

Car Parking

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

Lease: 125 years from 1st Jan 2015
Ground rent: £495 per annum
Ground rent review: Jan 2030
Managed by: McCarthy Stone Management Services

Additional Information and Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric under floor heating
- Mains drainage

This brochure contains a mixture of current and historic photographs provided for illustrative purposes to show potential room layouts.

