



A stylish modern apartment forming part of the McCarthy & Stone retirement development off Victoria Road, in central Hebden Bridge. This beautiful apartment is located on the second floor and benefits from elevator access, with a rear balcony to enjoy the views and a sunny southerly outlook. The apartment comprises; private entrance hallway, lounge/dining room with access to the balcony, a stylish fitted kitchen, shower room/wet room, double bedroom with fitted wardrobes and walk in utility cupboard. Electric under floor heating installed and emergency on call system. Communal facilities include an excellent Residents' Lounge, and delightful riverside gardens. There is a non-resident House Manager and each apartment has a 24 hour emergency careline. Available Chain Free.

- Retirement Apartment For Over 60's
- Landscaped Communal Gardens
- Second Floor With Lift For Easy Access
- Stylish Fitted Kitchen
- Prestige McCarthy & Stone Development
- Private Balcony & Southerly Views
- Double Bedroom With Fitted Wardrobes
- EPC EER (89) B

Accommodation:

All measurements are approximate

Location

Leedham Court is located off Victoria Road in central Hebden Bridge. It is a short, fairly level walk to the shops in the town centre and approximately 0.5 mile to the station. The development comprises 32 retirement apartments, specifically for the over 60s, constructed circa 2015. The development sits adjacent to Hebden Beck, with delightful riverside views and the rear apartments benefit from a sunny south west outlook.

Secure Entrance

Secure gated entrance with a security intercom system.

Reception Area

Welcoming entrance porch leading to the reception area with elevators to the upper floors. The House Manager's office (non-resident) is located adjacent to the main entrance. Access to communal facilities including the residents' lounge.

Private Entrance

Private front entrance door from the second floor landing. Attractive oak finish internal doors. Emergency Careline alarm system and intercom.

Store Cupboard

Walk in boiler room/utility store cupboard, housing the sophisticated hot water cylinder.

Living/Dining Area

17' 2" x 11' 0" (5.23m x 3.36m)

Double glazed door and windows opening onto the balcony, with a sunny southerly outlook. Breakfast bar divider opening to the kitchen.

Balcony

A lovely suntrap with views over the town and wooded hillsides and of Hebden Beck.

Fitted Kitchen

8' 4" x 10' 2" (2.55m x 3.10m)

Fitted with a stylish range of wall and base units having coordinated work surfaces and breakfast bar with inset stainless steel single drainer sink. Integrated appliances include an electric oven, microwave, electric hob with chimney style cooker hood, fridge freezer and auto washer/dryer. Part tiled surrounds.

Double Bedroom

12' 8" x 10' 0" (3.85m x 3.06m)

Double glazed window, with sunny southerly outlook. Fitted double wardrobe with mirror sliding doors.

Shower Room

7' 7" x 5' 5" (2.32m x 1.65m)

Fitted with a modern white suite comprising WC and wash hand basin with vanity unit. Level access shower with glass screen. Wall mirror and vanity light. Tiling to all walls.

Communal Facilities

There is a communal lounge/kitchen, a large smart TV, lending library, drinks trolley, and access to landscaped gardens with patio terrace & comfortable garden furniture. There is a guest suite for visitors, who wish to stay with you, that can be booked, in advance. (Additional charges apply). A House Manager is on hand during weekdays, a security feature includes a camera door entry system linked to your TV, a 24-hour Tunstall emergency response pull cord system. There is a Refuse room for rubbish, recycling and food waste. A buggy store for bikes, mobility scooters, wheelchairs, walkers and a communal shopping trolley.

Services

An electric under floor heating system is installed with electric towel radiators provided in the shower room and an electric hot water system. A mechanical ventilation & heat recovery system maintains comfort and reduces condensation. A communal aerial and satellite dish have been installed, pre-wired for Sky.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

19 Leedham Court, Victoria Road, Hebden Bridge, HX7 8DZ

Tenure & Service Charges

This is a leasehold property. The 125 year lease commenced 2015, so 115 years approx remain. The Apartments are subject to a Service Charge which for Number 19, period Oct 2025 – Sept 2026, is £ PA or £ per month. In addition there is a Ground Rent of £425.00 per year. The Service Charge covers the following: * 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 the House Manager.

Directions

From Hebden Bridge town centre, turn into Valley Road, opposite the Town Hall. Continue to the bottom, bearing left into Victoria Road and Leedham Court is located on the left hand side.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is **Leasehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

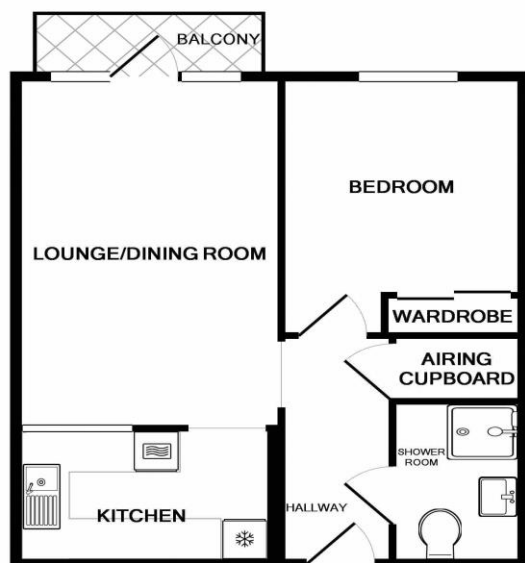
How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

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TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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