



The Laureates Shakespeare Road, Guiseley Leeds LS20 9BR

welcome to

The Laureates Shakespeare Road, Guiseley Leeds

Spacious one-bedroom retirement apartment for the over 60s, located on the second floor of the sought-after Laureates development. Featuring a private balcony with lovely garden views, excellent communal facilities including lounges, spa room and hair salon, plus beautifully maintained gardens.



The Laureates

The Laureates is an exclusive development of 62 spacious retirement apartments situated in the heart of Guiseley, offering stylish and comfortable living for the over-60s.

Featuring a selection of thoughtfully designed one and two-bedroom apartments, this welcoming community provides the perfect balance of independence and support. Residents can enjoy an active social environment with like-minded neighbours, along with access to on-site care and assistance whenever required.

Designed to offer complete peace of mind, The Laureates allows residents to enjoy a low-maintenance lifestyle without the concerns of external property upkeep. An on-site manager is available during office hours, providing added reassurance and support when needed. The home and apartment are wheelchair accessible throughout.

Ideally positioned in Guiseley town centre, the development is within easy reach of a wide range of shops, cafés and everyday amenities, as well as excellent rail and bus connections to Leeds, Bradford and surrounding areas. Combining contemporary design with inspiration drawn from Yorkshire's rich heritage, The Laureates has been carefully planned to make everyday living both comfortable and convenient.

Hallway

With access to all rooms including the shower room with Jack and Jill doors, and two useful storage cupboards.

Living Room

A spacious and bright lounge/diner, beautifully enhanced by fully glazed doors that open onto a private balcony. Enjoying pleasant views over the well-maintained communal gardens, this inviting room provides ample space for both living and dining furniture, creating the perfect setting for relaxing, entertaining and everyday living.

Kitchen

A well-appointed kitchen fitted with a range of wall and base units, providing ample storage and workspace. Integrated appliances include an oven, microwave and fridge freezer, creating a sleek and practical environment for everyday cooking.

Bedroom

A spacious double bedroom offering ample room for a range of freestanding furniture, with the added benefit of direct access to the adjoining shower room. A bright and comfortable space.

Shower Room

A spacious and well-appointed shower room fitted with a generous walk-in shower, WC and hand basin. Thoughtfully designed to provide ease of use and comfort. The shower room has Jack and Jill doors and can be accessed from the bedroom and hallway.

Externally

There is residents parking and access to beautifully maintained communal gardens.

On-Site Care & Support

The Laureates benefits from a dedicated on-site care and support team, offering residents added peace of mind whilst maintaining an independent lifestyle. A range of support services are available, subject to individual requirements and separate arrangements. Please note that any care and support services are not included within the sale of the apartment.

Communal Amenities

Residents have access to a range of communal facilities including a residents' lounge, coffee lounge, hairdressing salon, landscaped gardens and seating areas, creating an excellent social environment. Please note that access to these facilities is subject to the development's management and service charge arrangements and they do not form part of the apartment sale itself.

Agent Notes

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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The Laureates Shakespeare Road, Guiseley Leeds

- RETIREMENT LIVING FOR THE OVER 60'S
- SPACIOUS 2ND FLOOR APARTMENT
- FABULOUS GARDEN VIEWS FROM THE BALCONY
- ACCESSIBLE SHOWER ROOM
- BEAUTIFULLY MAINTAINED COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4525.00

Ground Rent: 490.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Feb 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



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Property Ref:
YEA107677 - 0009

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



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