

HUNTERS[®]

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36 Hornbeam Court Oxford Avenue, Guiseley, Leeds, LS20 9BW

Asking Price £150,000

Property Images



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FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 40.1 m²
 EXCLUDED AREAS : REDUCED HEADROOM 9.4 m²
 TOTAL : 40.1 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Map



Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

This well-presented one-bedroom retirement apartment is located on the second floor of a highly regarded McCarthy & Stone development in the heart of Guiseley. Offered to the market with no onward chain, the property provides comfortable, secure and low-maintenance living exclusively for the over 55s.

The accommodation briefly comprises a welcoming open-plan lounge and dining area, complemented by a recently fitted kitchen with modern units and integral appliances. The double bedroom benefits from built-in wardrobes, while the shower room offers a contemporary three-piece suite, including a spacious walk-in double shower. The property is accessible via a lift and is designed with convenience and ease of living in mind.

Residents of this development enjoy a range of on-site facilities, including a house manager for peace of mind, a communal lounge where regular social activities are held, a guest suite available at a modest cost, and a dedicated storage area for mobility scooters. A roof garden provides an attractive outdoor space with pleasant views.

Situated in a central position, the property is ideally placed for the wide selection of amenities that Guiseley has to offer. Local shops, supermarkets, cafés, and restaurants are all within easy reach, as well as larger retail parks hosting Marks & Spencer Food Hall, Next and Argos. Recreational facilities are plentiful, with the Nuffield Leisure Centre, Aireborough Sports Centre, and various sporting clubs nearby.

Excellent transport links make the area especially convenient. Guiseley railway station provides direct services to Leeds and Bradford, while local bus routes are just a short walk away. The A65 and A658 ensure easy road connections, and Leeds Bradford Airport is less than a ten-minute drive.

This is a superb opportunity to acquire a chain-free retirement home in a vibrant and well-connected community.

Features

- MCCARTHY AND STONE RETIREMENT APARTMENT • LIFT ACCESS • CLOSE TO TRAIN STATION • ROOF GARDEN • CLOSE TO AMENITIES • NO CHAIN • PLEASANT VIEWS • USEFUL STORAGE CUPBOARDS • ONE BEDROOM / RESIDENTS PARKING