



Flat 6, Fairburn House, Regent Crescent, LS18 4TT
Offers in Region of £154,950

This beautifully presented two-bedroom ground floor retirement apartment (over 55's) in the heart of Horsforth, within walking distance of the amenities on New Road Side. Offered with no chain and finished to a high standard, the development features a spacious communal lounge, laundry facilities, well-maintained gardens and allocated parking. Excellent transport links including nearby rail, bus routes and the Leeds Outer Ring Road.

Early viewing advised!

TRANSPORT LINKS:

The property is well positioned in Horsforth, offering excellent transport links for commuters and families alike. Both Horsforth railway station and Kirkstall Forge railway station are within easy reach, providing regular services into Leeds railway station, with journey times of approximately 10-14 minutes into the city centre. There are also frequent bus services nearby connecting to Leeds and surrounding areas, while the Leeds Outer Ring Road offers convenient road access for travel across West Yorkshire and beyond.





Situated in this extremely convenient and highly regarded area of Horsforth, within walking distance of the extensive amenities on New Road Side, is this beautifully presented two-bedroom ground floor retirement apartment for the over 55's.

Offered to the market with no onward chain, the property has been thoughtfully improved by the current owner and is presented to a high standard throughout, ready for immediate occupation.

Fairburn House offers a warm and welcoming environment, with a strong sense of community and a vibrant atmosphere amongst residents. The development benefits from a spacious and light communal lounge, providing a fantastic social space, as well as a convenient communal laundry room.

Externally, the property is set within beautifully maintained lawned communal gardens, featuring well-stocked flower beds and paved patio seating areas - perfect for enjoying the warmer months. Allocated parking is also available for residents.

The location is ideal, being within easy reach of the excellent shopping facilities, cafés and services on New Road Side, with regular bus routes nearby, convenient access to Kirkstall Forge railway station, and straightforward road links via the Leeds Outer Ring Road.

Early viewing is highly recommended to fully appreciate both the quality of accommodation and the wonderful community feel this development provides.



Kitchen

A modern white high-gloss kitchen finished with contemporary grey tiling and a range of integrated appliances, creating a clean and stylish space that is both practical and easy to maintain.

Living Area

A spacious and beautifully presented living room, finished in contemporary neutral tones and complemented by a feature electric fireplace, creating a warm and inviting focal point. The room also offers ample space for a dining table, making it ideal for both everyday living and entertaining.

Bedroom One

A spacious double bedroom finished in neutral tones, benefiting from fitted mirrored wardrobes which provide excellent storage while enhancing the sense of light and space.

Bedroom Two

A well-proportioned single bedroom, also decorated in neutral tones. This versatile room would be ideal as a guest bedroom, dressing room or home office.

Bathroom

The bathroom has been finished with contemporary waterproof wall panels, creating a sleek, modern look that is both stylish and easy to maintain.



2



1



Off-Road
Parking



Council Tax = C



1



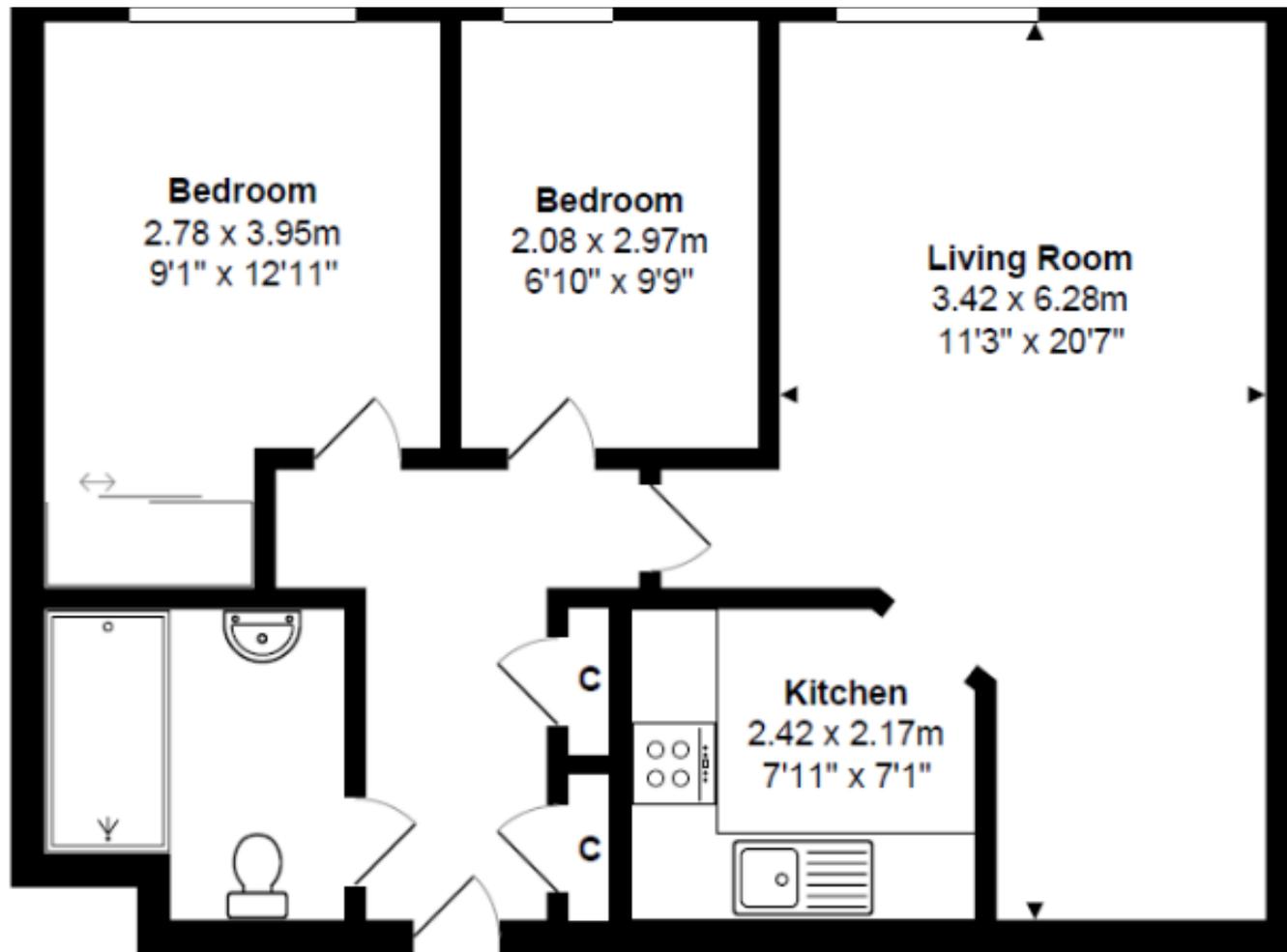
Leasehold



Ground Floor
Apartment



C



Floor Plan

Ground Floor

Total Area: 53.5 m² ... 576 ft²

All measurements are approximate and for display purposes only

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All Measurements: All Measurements are Approximate. Services Not test ed: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

**93 New Road Side,
Horsforth,
LS18 4QD**