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RICHMOND HOUSE, STEET LANE, LEEDS, LS8 1BW

This spacious two bedroom ground floor apartment has recently undergone a full programme of modernisation, to include a number of additions to suit a wheelchair user. Situated in a retirement development for the over 60's and within easy reach of local amenities and Roundhay Park.

Asking Price £150,000

Richmond House is a retirement development for the over 60's situated within easy reach of the shops and local amenities of Street Lane, as well as the wonderful Roundhay Park. This recently refurbished apartment has been adapted for a wheelchair user and offers spacious, well presented accommodation comprising an entrance hall, lounge/dining room, modern fitted kitchen, two double bedrooms (one which could be used as a dining room/study) and wet room.

Recent improvements include the installation of UPVC double glazed windows, modern electric heaters, a new kitchen and wet room, electric automatic blinds, fresh new decor and carpets throughout. The property has a communal entrance with secure entry system, a house manager and 24 hour care line service. The residents also have use of a spacious lounge with kitchenette, mezzanine library, laundry, hairdressing salon and guest suite which may be hired for visitors.

The development stands in well maintained communal grounds and a car park is available for residents use. The apartment is offered to the market with NO ONWARD CHAIN.

ENTRANCE HALL

Useful large storage cupboard with hot water tank and shelving, electric heater and coving to ceiling.

LOUNGE 16'3" x 10'8" (4.95 x 3.25)

UPVC double glazed window to front with fitted automatic blinds, two electric heaters, wall light points and coving to ceiling.

KITCHEN 6'11" x 9'6" (2.11 x 2.90)

Fitted wall and base units with work surfaces over, sink unit with mixer tap, built in electric oven and ceramic hob with extractor hood over, integrated fridge and freezer, tiled splashbacks and tiled flooring. The kitchen has been designed to include a moving panel to incorporate the sink and hob, which at the touch of a button will lower to a height ideal for a wheelchair user. The cupboards also contain storage baskets which can be lowered to wheelchair height and carousels for ease of use.

BEDROOM ONE 14'11" x 8'9" (4.55 x 2.67)

UPVC double glazed window to front with fitted automatic blind, coving to ceiling and electric heater.

BEDROOM TWO 14'10" x 8'6" (4.53 x 2.59)

UPVC double glazed window to front with fitted automatic blind, coving to ceiling and electric heater.

WETROOM

White suite comprising shower area with electric shower and wheelchair access, folding shower seat, folding safety rails, low level WC, pedestal hand wash basin, heated towel rail and extractor fan.

COMMUNAL GARDENS

Well tended communal gardens surround the property, predominantly laid to lawn with planted flower, tree and shrub borders. A car parking area is located to the rear of the property with parking available for residents only.



