Dacre, Son & Hartley

20 Yorkshire Offices

OVER 1820 200 2024 YEARS OF YORKSHIRE PROPERTY



50 Aire Valley Court, Beech Street, Bingley, BD16 1HR

A spacious one-bedroom upper floor apartment enjoying a lovely aspect situated within the highly acclaimed assisted living development constructed by McCarthy & Stone offering a wealth of features designed for the retired buyer.

93 Main Street, Bingley, West Yorkshire, BD16 2JA

dacres.co.uk







50 Aire Valley Court, Beech Street, Bingley, BD16 1HR

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

Guide Price: £70,000

- One bedroom apartment
- Retired living
- CCTV at entrance
- Secure entry system
- Subsidised restaurant
- Onsite parking
- Constructed by McCarthy & Stone
- Close to local amenities







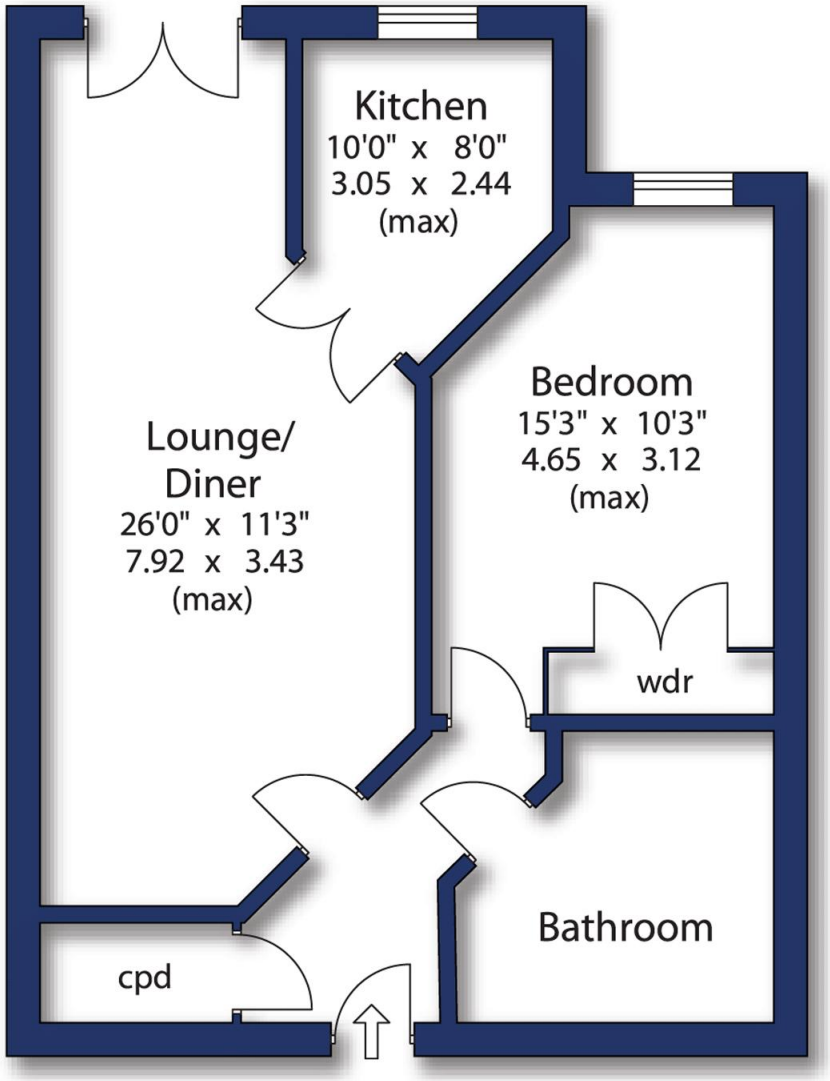
General remarks

An extremely well-presented top floor McCarthy & Stone assisted living apartment which offers well-proportioned accommodation designed for retired persons with features including modern kitchen and bathroom fixtures and fittings, uPVC sealed unit double glazing and electric storage heating and has a particularly pleasant outlook over the well-tended front gardens. The complex provides privacy and independence together with an emergency care line system with additional communal facilities including a resident's lounge, lift, restaurant, hobbies room and function room and on site estate manager for round the clock assistance. Aire Valley Court sits within well-maintained and presented communal grounds including sun terrace, which provides residents an idyllic setting to enjoy. An early viewing of this superb two-bedroom apartment is strongly recommended.

The apartment accommodation briefly comprises of: private entrance hallway with storage cupboard, spacious dining lounge with additional storage cupboard and patio doors to a Juliette balcony, fitted kitchen with a range of attractive wall and base units and complementary work surfaces over, a double bedroom with built in wardrobes, bathroom with modern bath and shower fittings. Externally Aire Valley Court is set within picturesque beautifully landscaped communal grounds which also offer residents parking.

Aire Valley Court is situated within close proximity to Bingley town centre along with the

Floorplans

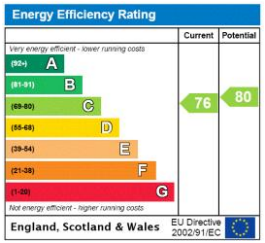


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Directions

From Dacre Son & Hartley's Bingley office proceed along the Main Street in the direction of Saltaire. Continue through the traffic lights adjacent to the shopping centre taking the next right into Sycamore Avenue. At the end of Sycamore Avenue turn left into Beech Street and then right into Aire Valley Court.

Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band C

Tenure, Services & Parking

- Leasehold
- All Mains Services
- Residents Parking- Subject To Availability

Internet & Mobile Coverage

Information obtained from the Ofcom website indicates that an internet connection is available from at least one provider. Mobile coverage (outdoors), is also available from at least one of the UKs four leading providers. For further information please refer to: https://checker.ofcom.org.uk/

Agent's Notes

1. We have been informed by the vendor that the property is leasehold for a period of 125 years from 2002.
2. We have been informed by the vendor that the ground rent is approximately £350.00 per annum.
3. We have been informed by the vendor that the service charge is approximately £8,000 per annum

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to

ARRANGE A VIEWING

Call 01274 560421 or email bingley@dacres.co.uk