Dacre, Son & Hartley
19 Yorkshire Offices

OVER 1820 200 2024 YEARS OF YORKSHIRE PROPERTY



Apartment 4, Aire Valley Court, Beech Street, Bingley, BD16 1HR

A well-proportioned one-bedroom apartment situated at garden level of this highly acclaimed assisted living development built by McCarthy & Stone offering a pleasant outlook at the rear enjoying a wealth of facilities desired for retired persons.

93 Main Street, Bingley, West Yorkshire, BD16 2JA
Tel: 01274 560421
Email: bingley@dacres.co.uk
dacres.co.uk

Apartment 4, Aire Valley Court, Beech Street, Bingley, BD16 1HR

Bradford 5 miles, Skipton 14 miles, Leeds 18 miles (all distances approximate)

Guide Price: £110,000

Accommodation

- Garden level apartment
- One bedroom
- Superbly presented
- Lovely outlook
- Retired living
- Secure entry system
- Onsite communal parking and gardens
- Constructed by McCarthy & Stone



General Remarks

Delightfully situated at Garden level enjoying a superb aspect within this highly acclaimed development built by McCarthy & Stone offering superb living accommodation. This spacious one bedroom apartment offers well-proportioned accommodation designed for retired persons with features including modern kitchen and bathroom fixtures and fittings, uPVC sealed unit double glazing, electric heating and with a particularly pleasant outlook over the well-tended gardens. The complex provides privacy and independence together with an emergency careline system with additional communal facilities including a resident's lounge, restaurant, hobbies room, function room and on-site estate manager.

The accommodation comprises communal entrance lobby, with two lifts or stairs to the garden level. Apartment entrance hall, lounge with dining area and double doors giving access to and the rear communal gardens enjoying a fine aspect overlooking the river, kitchen, bedroom and bathroom/wet room.

The complex is situated within a pleasant position adjacent to the popular Myrtle Park and is convenient for the local shops and amenities in Bingley town centre which is well served with good road and rail links to other Airedale and Wharfedale towns and villages.

1. Please note the property is leasehold for a period of 125 years from 2002.

2. We have been informed by the vendor that the service charge is approximately £8,010.87 er annum.

3. We have been informed by the vendor that the ground rent is approximately £365.00 per annum.






BOSCH
BOSCH
FAIRY


SCRABBLE
VENICE





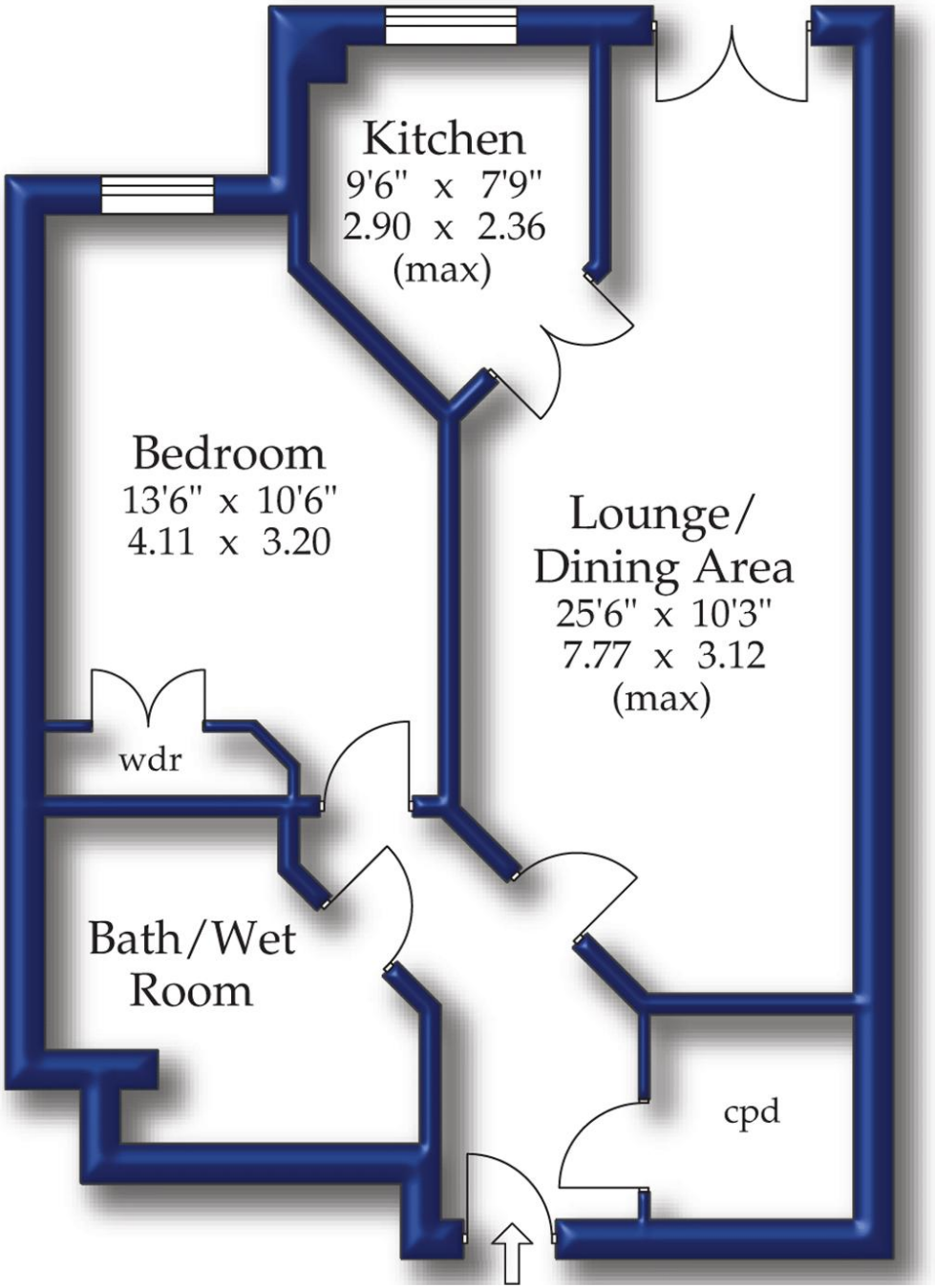







AIRE VALLEY COURT
SUTTON COURT

Floorplans


Kitchen
9'6" x 7'9"
2.90 x 2.36
(max)
Bedroom
13'6" x 10'6"
4.11 x 3.20
Lounge/
Dining Area
25'6" x 10'3"
7.77 x 3.12
(max)
wdr
Bath/Wet
Room
cpd



Directions

From Dacre Son & Hartley Bingley office proceed along the Main Street in the direction of Saltaire. Continue through the traffic lights adjacent to the shopping centre turning next right into Sycamore Avenue. At the end of Sycamore Avenue turn left into Beech Street and then right into Aire Valley Court.
What3Words

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold, main services and residents/visitor parking
-

Internet & Mobile Coverage

The Ofcom website https://checker.ofcom.org.uk/ shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low, Rivers & the Sea - Very low, Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve 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 Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: BIN250165

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

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CONTACT US
01274 560421 bingley@dacres.co.uk

