



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

A beautifully presented, spacious two-bedroom entrance level 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.

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

Guide Price: £129,950

Key Features

- Entrance level apartment with views
- Two bedrooms
- Retired living
- CCTV at entrance
- Secure entry system
- Subsidised restaurant
- Onsite parking
- Constructed by McCarthy & Stone
- No Onward Chain

General Remarks

An extremely well-presented two-bedroom ground floor entrance level 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. The ground floor level apartment enjoys a particularly pleasant outlook over the well-tended gardens and views towards the riverside.

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 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 apartment is strongly recommended.



The accommodation briefly comprises of: private entrance hallway with storage cupboard, spacious Lounge with Dining Area having double doors to a Juliet balcony, fitted kitchen with a range of attractive wall and base units and complementary work surfaces over, two double bedrooms and a bathroom with modern fittings. Communal grounds which also offer residents and visitor parking.

Aire Valley Court is situated within close proximity to Bingley town centre along with the picturesque Myrtle Park. Bingley offers its residents an array of first-class amenities which include local shops, and eateries, and superb commuter links to the immediate local area with both rail and bus connections.







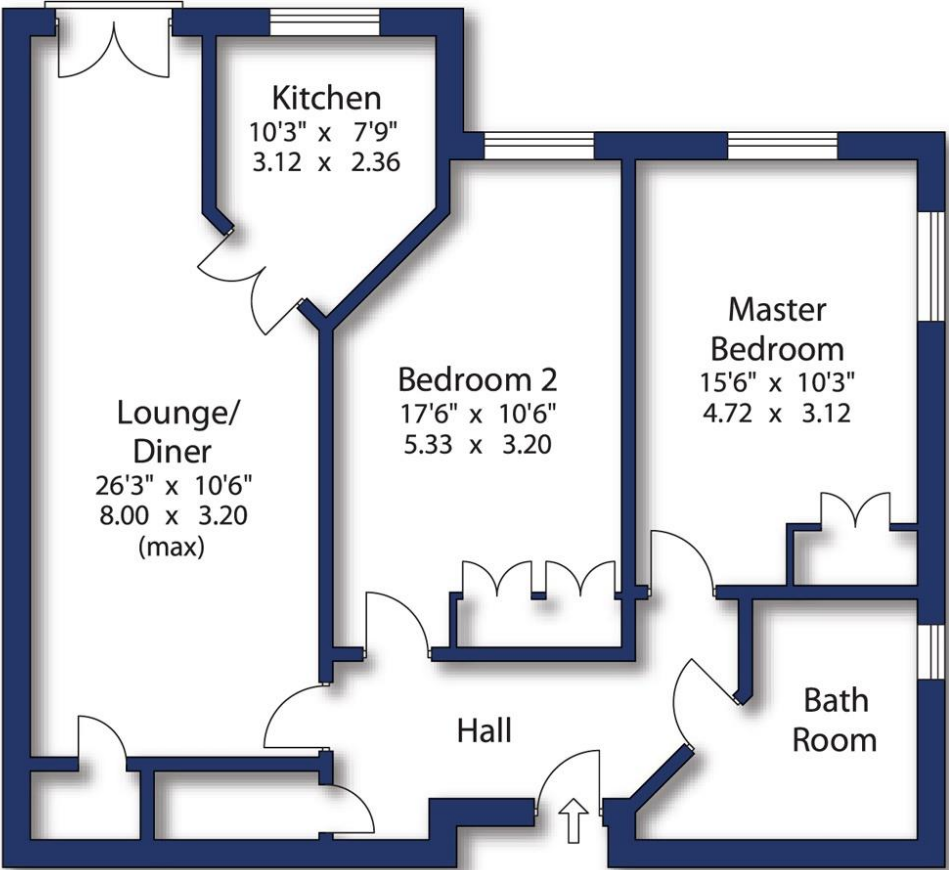






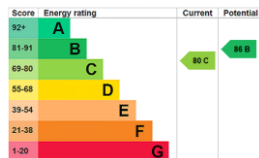


Floorplans





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bingley@dacres.co.uk

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.

What3Words spine.vacancies.depend

Local Authority & Council Tax Band

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

Tenure, Services & Parking

- Leasehold
- Mains- Electric/ Water/ Drainage
- Resident & Visitor Parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

- Please note the property is leasehold for a period of 125 years from 2002.
- We have been informed by the vendor that the service charge is £11,516.91 per annum.
- We have been informed by the vendor that the ground rent is £957.84 per annum.

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 £26.10 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.

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