Sugdens
Sales & Lettings



Highfield Road, Idle,

£165,000

* RETIREMENT APARTMENT * ONE BEDROOM * GROUND FLOOR * OVER 60s *
* NO CHAIN * SOUGHT AFTER DEVELOPMENT * MODERN KITCHEN & SHOWER ROOM *

Built by renowned retirement development specialists McCarthy & Stone, this immaculately presented one bedroom ground floor apartment is offered to the market with no onward chain.

Forming part of this highly sought-after development for the over 60s, the property combines the benefits of independent living with a welcoming community environment.

The apartment offers comfortable and well-appointed accommodation throughout, featuring a modern fitted kitchen and contemporary shower room, while the spacious master bedroom benefits from fitted wardrobes.

Conveniently located close to a range of local amenities, this attractive home provides an ideal blend of privacy, security and convenience in a desirable retirement setting.

To the outside there are landscaped gardens for the residents to enjoy and seating and patio areas.







Communal Entrance
With lift to first floor.

Entrance Hall

Lounge
17'7" x 9'10" (5.36m x 3.00m)
With stainless steel electric fire, electric heater, Juliet style balcony.



Kitchen
7'1" x 7'3" (2.16m x 2.21m)
Modern oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, integrated fridge freezer, part tiled walls.



Bedroom One
12'6" x 8'9" (3.81m x 2.67m)
With fitted wardrobes and drawers, electric heater.

Shower Room
Three piece suite, tiled walls and heated towel rail.



Directions
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Ley Fleaks Rd, left onto Highfield Rd and Jowett Court will be found on the right hand side.

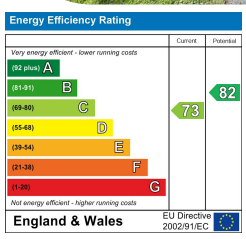
TENURE
LEASEHOLD. Service charge is £2631.48 per annum. Length of lease remaining to be confirmed.

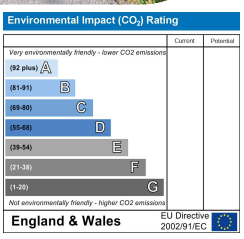
Council Tax Band
B / Bradford





Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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