



Jowett Court, Idle,

£175,000

- * GROUND FLOOR APARTMENT * ONE BEDROOM * NO ONWARD CHAIN *
- * POPULAR RETIREMENT DEVELOPMENT * SECURE ENTRY SYSTEM *
- * DELIGHTFUL COMMUNAL GARDENS *

Built by the retirement development specialists, McCarthy & Stone, is this one bedroom ground floor apartment.

Available with no onward chain and forms part of this sought after select development for the over 60's. Offering both community and private living, close to amenities and offering very comfortable accommodation.



Communal Entrance

With lift & staircase to ground floor.

Hall

With store cupboard.

Lounge

24'1" x 10'7" narrowing to 6'8" (7.34m x 3.23m narrowing to 2.03m)
Having a pebble effect electric fire, electric heater and Juliet style balcony.

Kitchen

8'6" x 7'4" (2.59m x 2.24m)

Modern light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven, hob, fridge and freezer.

Bedroom One

17'2" x 9'1" narrowing to 5'3" (5.23m x 2.77m narrowing to 1.60m)

With fitted mirror fronted wardrobes and electric heater.

Shower Room

Three piece modern 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. Ground Rent is £425 per annum. Service Charge/Maintenance £2766.24 (£230.52 per month). 125 years on lease from 2012.

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk