



Highfield Road, Idle,

£179,950

- * FIRST FLOOR APARTMENT * POPULAR RETIREMENT DEVELOPMENT * NO CHAIN *
- * PEACE OF MIND * LIFESTYLE * SECURE ENTRY SYSTEM * 24 HR EMERGENCY CALLS *
- * DELIGHTFUL COMMUNAL GARDENS * GUEST SUITE FOR VISITING FAMILY/FRIENDS *

Built by the retirement development specialists McCarthy & Stone, is this one bedroom first floor apartment. Available with no onward chain and forming part of this sought after select development for the over 60s. Offers both community and private living, close to amenities and offering comfortable accommodation. Viewing is essential to appreciate the accommodation and amenities on offer.



Communal Entrance
Accessed via intercom.

Reception Hall
With electric storage heater.

Lounge/Diner
12'10" x 19'8" (3.91m x 5.99m)
Having a modern pebble effect electric fire in feature fireplace surround, electric storage heater, Juliet style balcony.

Kitchen
7'4" x 8'6" (2.24m x 2.59m)
Modern light 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
19'1" x 9'2" (5.82m x 2.79m)
With built in wardrobe.

Shower Room
Modern three piece white suite, tiled walls.

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. The vendor advises that the Ground Rent is £425 per annum. Service Charge £219.29 per month. The vendor also pays £125 every 6 month for a parking space. The length of the lease is 125 years from Jan 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					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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