

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Beech Street

Bingley, Bradford, BD16 1HR

Asking Price £120,000



An extremely well-presented larger than average one bedroom apartment offering excellent assisted living accommodation designed for over 55's in a most convenient location.

Well positioned for a host of amenities and transport links in Bingley, the chain free apartment comprises; secure communal entry, stairs or lift to the lower ground floor, entrance hall with storage cupboard, a superb spacious lounge with excellent dining space and Juliet balcony, a well equipped kitchen, a large double bedroom with built in storage, and a bathroom/wet room, further benefiting from double glazing and electric night storage heating, all complemented by a beautiful outlook over the well-tended gardens.

Aire Valley Court provides privacy and independence, with an emergency care line system, additional communal facilities including a residents lounge, lift, subsidised restaurant, on site laundry, hobbies room and function room, and over night suite for guests, an hour cleaning per week and an on site estate manager for round the clock assistance. There is also unallocated parking for residents and guests, as well as regular social activities with other friendly residents.

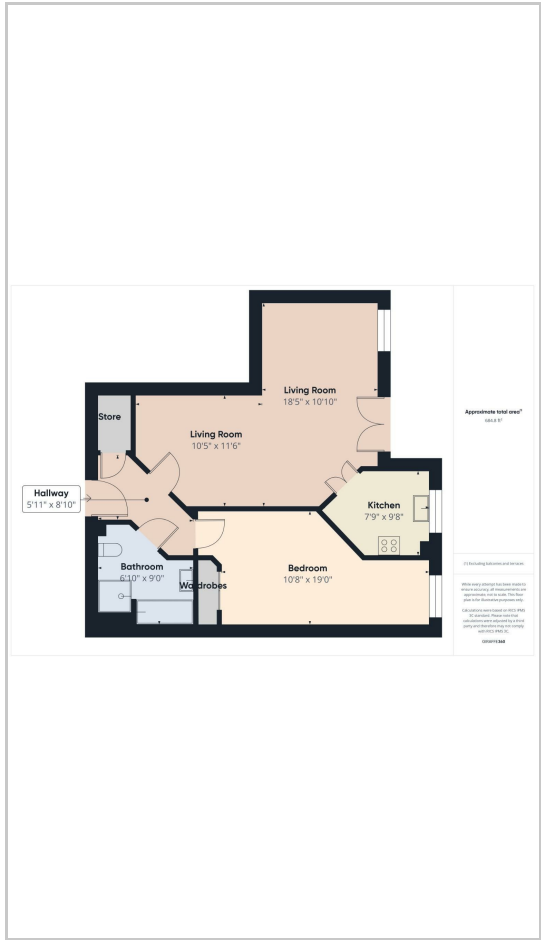
Aire Valley Court sits within well-maintained and presented communal grounds including sun terrace, which provides residents an idyllic setting to enjoy. An early viewing of this superb apartment is highly recommended.



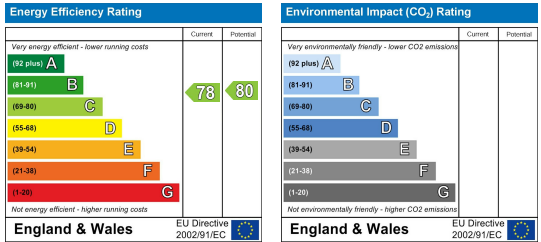
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.