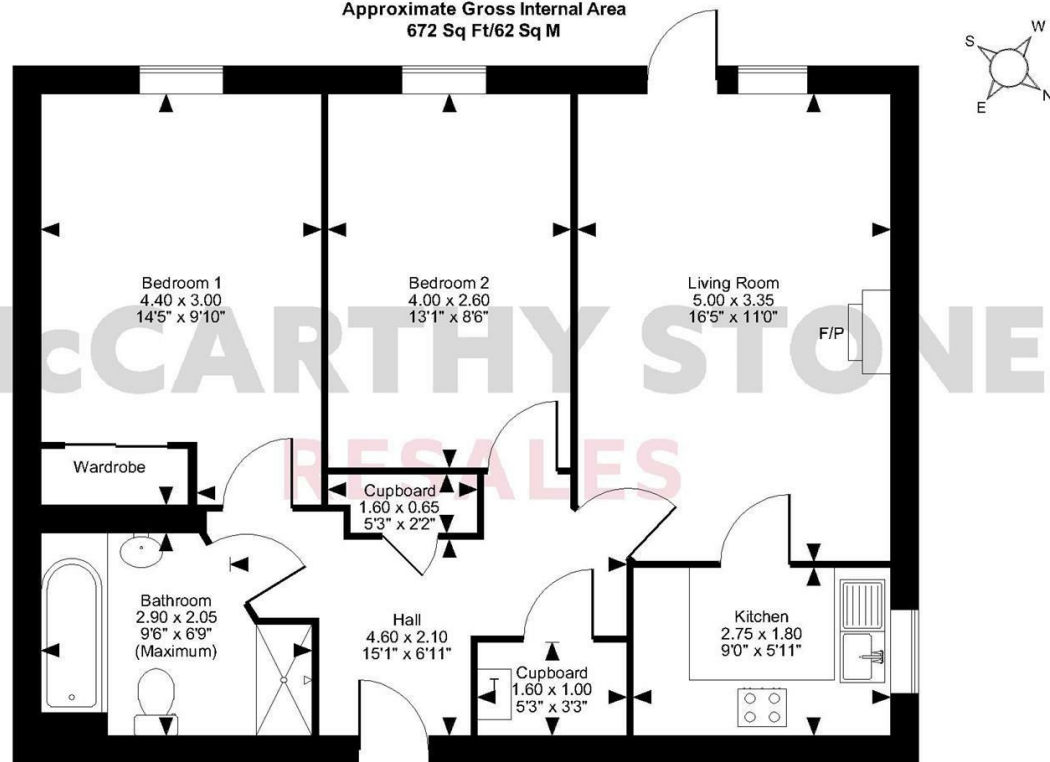
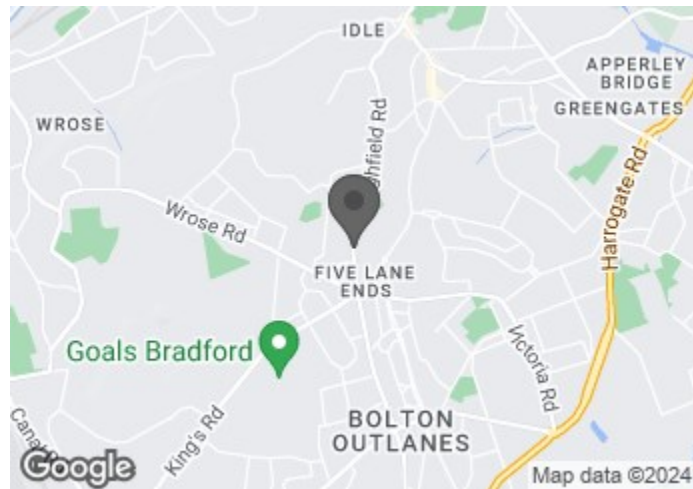


Jowett Court, Highfield Road, Bradford  
Approximate Gross Internal Area  
672 Sq Ft/62 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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**COUNCIL TAX BAND: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**McCARTHY STONE  
RESALES**

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



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**McCARTHY STONE  
RESALES**

**17 JOWETT COURT  
HIGHFIELD ROAD, BRADFORD, BD10 8DF**



Welcome to Jowett Court in the charming area of Idle, Bradford! This delightful retirement apartment is perfect for those over 60 looking for a peaceful and comfortable living space. With 1 reception room, 2 cosy bedrooms, and 1 bathroom, this apartment offers a warm and inviting atmosphere. Don't miss the opportunity to make this lovely property your new home!

**ASKING PRICE £195,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# JOWETT COURT, HIGHFIELD ROAD, IDLE, BRADFORD

## MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

## SUMMARY

Jowett Court, constructed by McCarthy & Stone, is tailored for modern retirement living, featuring 57 one and two-bedroom apartments for those over 60. The development ensures peace of mind with camera door entry and 24-hour emergency call systems. A dedicated House Manager is available during working hours to assist and provide a welcoming environment. Each apartment is equipped with Sky+ connection points in the lounge and secure door entry systems.

Maintenance costs need not be a concern as the service charge includes all external maintenance, gardening, landscaping, window cleaning, buildings insurance, water rates, and security systems. The service charge also covers the energy costs of the laundry room, homeowners' lounge, and other shared spaces.

The communal lounge, complete with a desk area, computer, printer, and large TV screen, is perfect for socializing with other residents, family, and friends. Homeowners have access to a battery scooter store and car parking. The beautifully maintained gardens offer seating, pathways, raised vegetable beds, and a potting shed for those interested in gardening. Additionally, the development provides a lift, laundry room, and a Guest Suite for

visitors (subject to availability, usually at a fee of £25 per night).

Purchasers must meet the age requirement of 60 years or above as a condition of purchase.

## LOCAL AREA

Jowett Court boasts a coveted position on Highfield Road, southwest of Idle village centre and adjacent to the Enterprise Five retail park. It offers convenient access to shopping amenities. Nearby on Highfield Road, one can find the local Post Office, hairdresser, barber shop, fish & chip shop, bakery, convenience store, and dentist. The Enterprise Five retail park on Enterprise Way houses a pharmacy, opticians, and a supermarket. Jowett Court enjoys excellent transport connections; the closest bus stops are just outside on Highfield Road, offering services throughout Idle and to Shipley, Bradford City Centre, and the New Broadway Shopping Centre. The nearest train station is Apperley Bridge Station, located 2.3 miles away.

## ENTRANCE HALL

The front door, equipped with a spy hole, opens to a spacious entrance hall. Within the hall, you'll find illuminated light switches, a smoke detector, an apartment security door entry system with an intercom, and the 24-hour Tunstall emergency response pull cord system. The hallway provides access to the lounge, bedrooms, and bathroom. It also features a walk-in storage cupboard/airing cupboard containing the boiler, as well as an additional large storage cupboard with shelving.

## LIVING ROOM

The spacious lounge, with generous dining space, features French doors that open out to a patio and lead to secluded, well-kept gardens. It includes TV and telephone connections, ceiling lights, fitted carpets, and elevated electrical outlets. A modern fireplace with an electric fire serves as an attractive centrepiece. A partially glazed door opens to a separate kitchen.

## KITCHEN

Well equipped modern kitchen with a range of low and eye level units and drawers with worktop. Stainless steel sink with mono lever tap, drainer and window overlooking the gardens. Eye level oven, ceramic hob, cooker hood and integral fridge and freezer.

## 2 BED | £195,000

## BEDROOM ONE

Double bedroom with window offering a garden outlook. Built in mirror fronted double wardrobe. TV and phone point, ceiling light, fitted carpets and raised electric power sockets.

## BEDROOM TWO

Generous second bedroom, also overlooking the gardens, which could also be used for dining or as an office / study. Ceiling light, fitted carpets and raised electric power sockets.

## BATHROOM

Fully fitted suite comprising a bath with hand rail, separate shower cubicle, WC, vanity unit with sink and mirror above with light. Heated towel rail and emergency pull cord.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about service charges please contact your Property Consultant or House Manager.

Service charge £3,801.92 per annum (for financial year end 31/03/2025)

## CAR PARKING (PERMIT SCHEME) SUBJECT TO AVAILABILIT

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## LEASE INFORMATION

Lease Length: 125 years from Jan 2012

Ground Rent: £495 per annum

Ground Rent review: Jan-27

