



Pitty Beck View, Willow Bank Care Village, Bradford, BD15 7YS

- THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW
- SET WITHIN THE WILLOW BANK CARE VILLAGE GATED COMMUNITY
- GROUND FLOOR THREE PIECE BATHROOM
- DINING ROOM / BEDROOM 2
- COUNCIL TAX BAND B
- THE PROPERTY IS FOR OVER 55 YEAR OLD RESIDENTS ONLY
- LEASEHOLD PROPERTY 999 YEARS FROM 01/10/2003
- BEDROOM 1 WITH PETS EN-SUITE SHOWER ROOM
- DRIVEWAY PARKING
- EPC RATING GRADE D

Offers In The Region Of £130,000

Pitty Beck View, Willow Bank Care Village, Bradford, BD15 7YS - Offers In The Region Of £130,000

DESCRIPTION

HUNTERS BRADFORD ARE PLEASED TO OFFER

PITTY BECK VIEW - LOCATED WITHIN WILLOW BANK CARE VILLAGE ALLERTON

A THREE BEDROOM SEMI-DETACHED CHALET BUNGALOW

THE PROPERTY IS FOR OVER 55 RESIDENTS ONLY (I.E. A PERSON CAN PURCHASE THE PROPERTY FOR AN OLDER RELATIVE), CAN ALSO BE BOUGHT TO LET OUT TO OVER 55'S.

SERVICE CHARGE £230 PCM (£2760 per annum) (Services onsite security staff, an onsite caretaker, lawn maintenance, window cleaning, external repairs and bin collection included in the Service Charge.

TERM OF LEASE 999 years from 1 October 2003

GROUND RENT £50 PER YEAR

SET WITHIN A GATED COMMUNITY - LEASEHOLD PROPERTY - PETS ALLOWED

EN-SUITE SHOWER ROOM - GROUND FLOOR BATHROOM - CONSERVATORY – FRONT GARDEN & PATIO GARDEN TO THE REAR - COUNCIL TAX BAND B - EPC RATING GRADE D

GROUND FLOOR

Enter the property through the conservatory, into the open plan lounge / kitchen diner. The room is well presented with the lounge area having an electric fire. The kitchen area has a range of wall and base units, electric hob/oven, tiled splashbacks. plumbing for a washing machine / dishwasher, breakfast bar and space for a free-standing fridge freezer.

Walk from the lounge to the hallway, there are doors to the dining room (possible bedroom if required), a ground floor bathroom and a handy under stairs storage cupboard. The dining room has patio doors leading to the rear patio. The ground floor bathroom is a three piece, has storage units, bath (shower over) basin, WC, and is tiled floor to ceiling.

FIRST FLOOR

To the first floor is bedroom 1, a study/storage room (possible single bedroom if fitted wardrobes were removed.), and a large under eaves storage area. Bedroom 1 is a double room with fitted wardrobes and a three-piece en-suite shower room. The study/storage room has fitted wardrobes and a skylight window. Additional storage is provided by the eaves.

EXTERNAL

The property has a driveway, front garden, a side garden leading to the rear patio.





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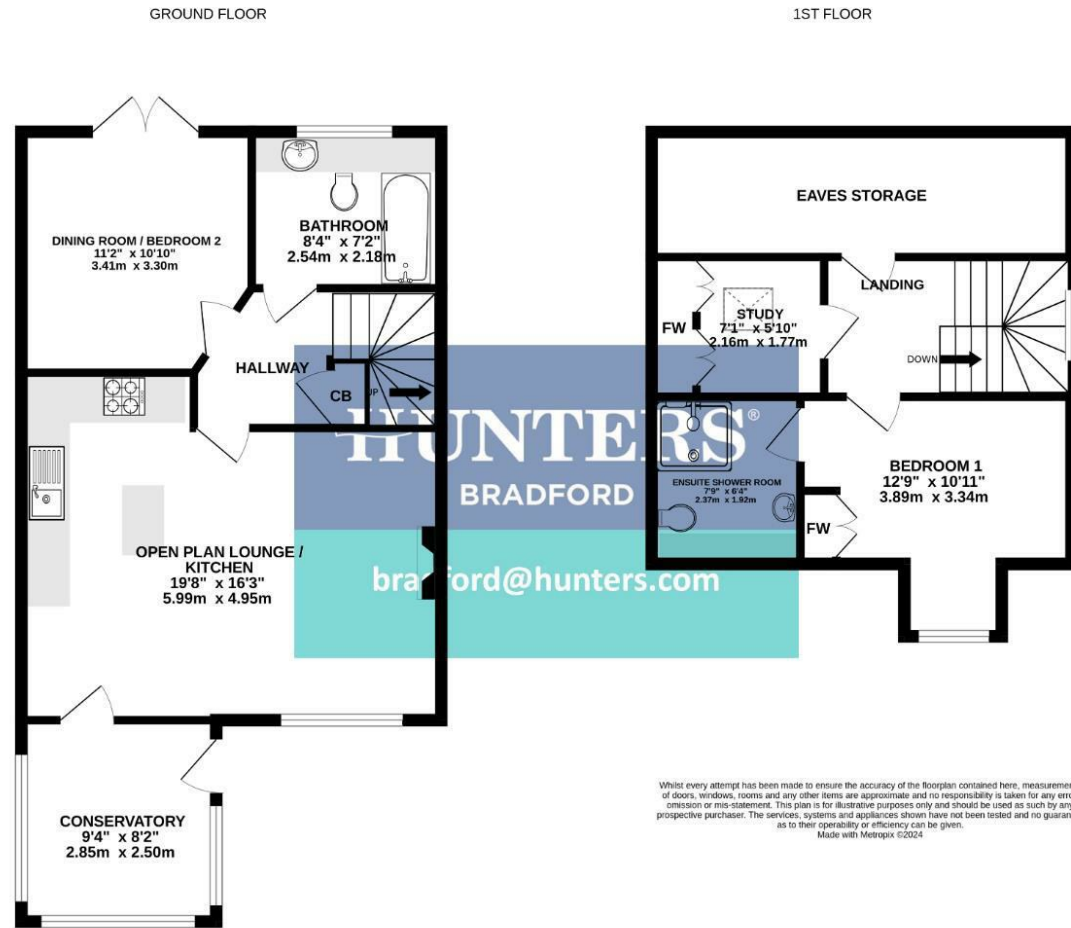
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

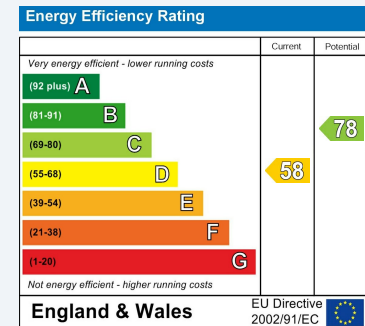
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

