



Pitty Beck View, Allerton, Bradford, West Yorkshire, BD15 7YS

- AVAILABLE FOR OVER 55 YEAR OLD RESIDENTS ONLY
- OPEN PLAN LOUNGE KITCHEN
- GROUND FLOOR BATHROOM
- CLOSE TO LOCAL TRANSPORT LINKS
- EPC RATING D - COUNCIL TAX BAND B
- THREE BEDROOM S/D CHALET BUNGALOW
- ENSUITE SHOWER ROOM
- FITTED WARDROBES IN BEDROOM 1 & 2
- ONSITE CARETAKER

Offers In The Region Of £130,000



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HUNTERS BRADFORD PRESENTS - PITY 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.

LEASEHOLD PROPERTY - PETS ARE ALLOWED - EN-SUITE SHOWER ROOM - A GROUND FLOOR BATHROOM - CONSERVATORY – DRIVE AND PATIO GARDEN TO THE REAR - STAIRLIFT - WELL PRESENTED

EPC RATING D

GROUND FLOOR

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

From the lounge there is access to the hallway, where there are doors to bedroom 2 / reception room 2, ground floor bathroom and a handy under stairs storage cupboard. Bedroom 2 / reception 2 has fitted wardrobes and patio doors leading to the rear patio. The bath room is tiled floor to ceiling with shower over bath, basin and WC.

FIRST FLOOR

From the landing there is access to bedroom 1, bedroom 3 / study and two under eaves storage areas. Bedroom 1 is a double room with fitted wardrobes and a three piece en-suite shower room. Bedroom 3 can also be used as a study room and has a skylight window.

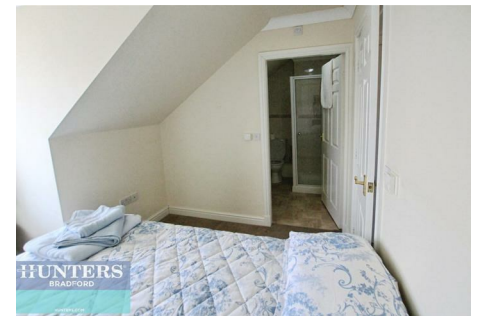
EXTERNAL

The property has a driveway for a car and a side passage leading to the rear patio garden, this is a great area for enjoying the outdoors.

TERM OF LEASE 999 years from 1 October 2003 GROUND RENT £50 PER YEAR

SERVICE CHARGE £2820.02. (i.e. Services onsite security staff, an onsite caretaker, lawn maintenance, window cleaning, external repairs and bin collection included in the Service Charge.

All ground rent and service charges will need to be confirmed with a solicitor



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Open Plan Lounge / Kitchen Diner
16'3" x 19'7"

Bedroom 2 / Reception Room 2
11'2" x 10'10"

Ground Floor Bathroom
6'9" x 8'3"

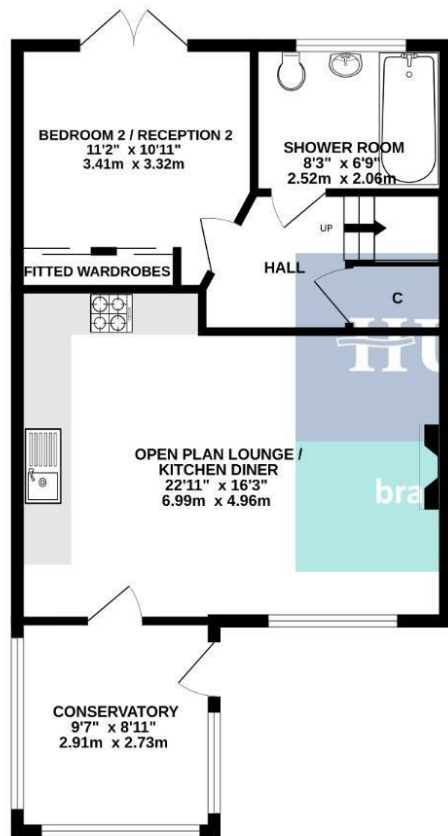
Bedroom 1
11'7" x 11'8"

En-Suite Shower Room
7'8" x 6'8"

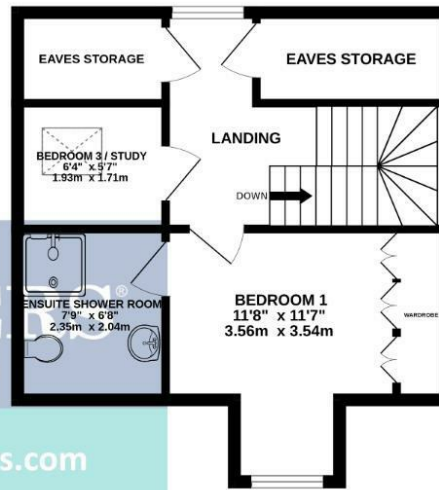
Bedroom 3 / Study
6'3" x 5'7"

Conservatory
9'6" x 8'11"

GROUND FLOOR



1ST FLOOR



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

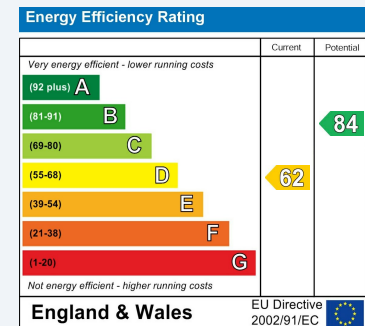
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.