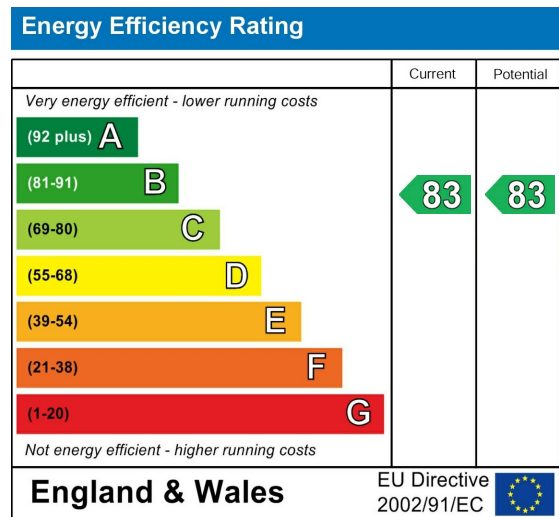
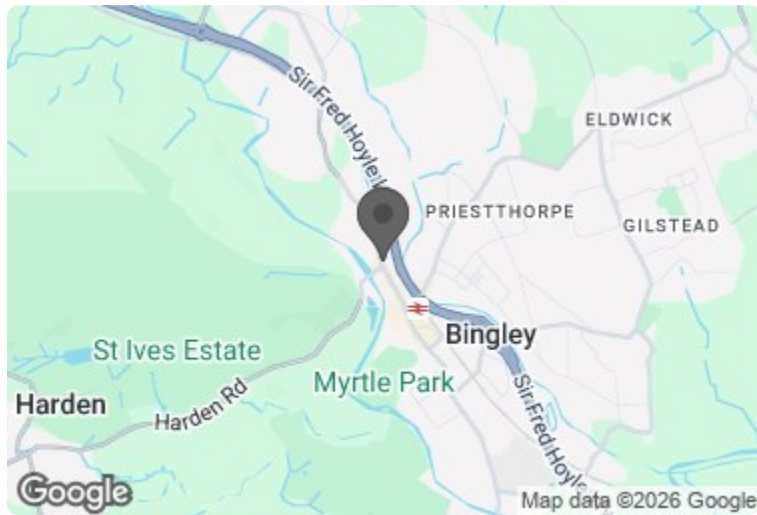




LIVING (Max)	11' 10" x 17' 1"	3602mm x 5210mm
KITCHEN (Max)	7' 2" x 7' 10"	2200mm x 2400mm
BEDROOM 1 (Max)	9' 9" x 17' 1"	2980mm x 5210mm
EN-SUITE (Max)	8' 8" x 7' 2"	2653mm x 2200mm
BEDROOM 2 (Max)	9' 1" x 13' 1"	2768mm x 3992mm
SHOWER(Max)	5' 7" x 7' 2"	1710mm x 2200mm



Council Tax Band: D
Holding Deposit*: £150
Security Deposit:** £2,763
For our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule

McCarthy & Stone
Welcome Home.

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 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. All details referring to time and distances to localities are approximate. 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 rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone 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. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecute.

*To be offset against your initial rent payment. **Equivalent to 5 weeks rent of the apartment only, excludes any car park licence fee. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. To view our full tenant fee summary visit www.mccarthyandstone.co.uk/tenant-fee-schedule. Fees include VAT at the prevailing rate where applicable. The liability for the service charge is the responsibility of the property landlord. Tenants are able to utilise all communal areas and services within the development. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



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4 Whitelock Grange

Keighley Road, Bingley, BD16 2RH

Beautiful TWO BEDROOM apartment located on the GROUND FLOOR at Whitelock Grange, McCarthy Stone Retirement Living development in the market town of Bingley.

Rental Price
£2,425

No service charge payable.
Property is unfurnished.

**Call us on 0800 8100 174
to find out more.**

rentalenquiries@mccarthyandstone.co.uk
mccarthyandstone.co.uk

Rated **Excellent**



4.5K+ reviews



Property Features

- Patio area off the living room
- Parking space available
- Walk-in wardrobe in the master bedroom
- En suite bathroom from the master bedroom
- Close to all the local amenities in Bingley
- On site House Manager during office hours
- 24 hour emergency call system
- Residents communal lounge
- Landscaped gardens
- Guest suite for family and friends

McCarthy & Stone
Welcome Home.

4 Whitelock Grange, Keighley Rd, Bingley, West Yorkshire, BD16 2RH

About Whitelock Grange

Whitelock Grange is a beautiful Retirement Living development exclusively built for the over 60s in Bingley, and provides 45 luxury one and two bedroom apartments. Bingley is nestled on the banks of the River Aire and Whitelock Grange is located close to local amenities and transport links. You can catch a train to Saltaire, a UNESCO World Heritage site. Take a short ride and you'll arrive in the wooded country estate of St. Ives. If you love the great outdoors, Bingley Moor is a wilderness heaven on your doorstep, or walk along the local canal to Five Rise Locks.

We ensure the safety and security of our residents with a camera entry system which is connected to your own TV, as well as intruder alarms and smoke detectors in all apartments. You will benefit from a 24 hour emergency call system and the reassurance of a friendly House Manager who is on hand weekdays to help with anything you need. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Why rent?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy: you'll pay a single monthly payment. No service charge is payable.
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Periodic Tenancy Agreement means you can stay for as long as you like.

“I don't have the stress of keeping up with the maintenance anymore – if something needs doing, I just ask the House Manager and it's done...” Helen, McCarthy Stone tenant



Social Lifestyle

Socialising is high on the agenda in this retirement community and you will be made to feel welcome by our residents as soon as you step through the door. There are many social events arranged, which allow you to be as independent or as social as you like. The development boasts a luxurious communal lounge that comes complete with Wi-Fi, Sonos speakers, large TV, wine cooler and Nespresso coffee machine in the kitchen, this really is the heart of Whitelock Grange.

One of the greatest benefits of being a McCarthy Stone resident is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

“Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here.”

Landscaped Gardens

The communal lounge opens onto large beautiful landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. Within the gardens, a boules pitch presents a fantastic opportunity for friends and neighbours to come together and enjoy a new past time.

About 4 Whitelock Grange

Well-presented two-bedroom apartment situated on the ground floor of Whitelock Grange, a McCarthy Stone Retirement Living development in Bingley. The apartment offers a spacious living and dining area, creating a bright and welcoming space for relaxing and entertaining, alongside a modern fitted kitchen. The main bedroom benefits from a convenient walk-in wardrobe and en-suite shower room, while the second bedroom provides useful additional space for guests or hobbies. A separate shower room and further storage complete this



2 bed | Rental Price £2,425

well-designed home, offering comfortable and practical retirement living.

What's is included at the development ?

- 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 rental payment does not cover external costs such as your Council Tax, electricity or TV. No parking space is included.

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.
- 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.

Additional Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

