



11 Pitty Beck View, Bradford, West Yorkshire BD15 7YS
£800 Per Month

****Gated Community** **OVER 55's ONLY****

A perfect opportunity to rent a three bedroom dormer bungalow in a thriving community, located on the outskirts of Allerton. The development plot is strictly for the over 55's, and highly suitable for those with disability requirements. The ground floor of the bungalow consists of an large entrance porch, open plan living and kitchen space, a bedroom and bathroom, whilst the upstairs has two bedrooms, an ensuite and plenty of storage space. Underfloor heating on both floors, electric heating, double glazing and individual thermostats for each room are included. The quiet gated community is serviced by an on-site caretaker, and patrolled at night by security, situated within the ground of Willow Bank Care Home the bungalow has a wide variety of services and options available for the elderly to take advantage from. Contact Locate Homes for further information.

Locate
The Property Experts

Locate Properties UK LTD

29-31 North Parade, Bradford, West Yorkshire, BD1 3JL

t. +44 (0) 01274 720 900



@locatehomesbfd

e. info@locatehomes.co.uk



www.locatehomes.co.uk

Registered in England & Wales No. 5161728

Entrance Porch/Conservatory



A large entrance porch/conservatory with double glazing, underfloor heating and low wall lights. Sofa not included.

Living Room



Spacious lounge again with underfloor heating, double glazing and thermostat controlled electric heating. The open space is perfect for those requiring assistance or an adaptable living room.

Kitchen



This modern kitchen comes fully fitted with an integrated washing machine, fridge and freezer, four ring hob, oven and microwave/grill.

Bedroom One



Located on the ground floor for ease of access, the bedroom includes fitted wardrobes and entrance on to the rear patio. Underfloor heating and separate thermostat are integrated.

Downstairs Bathroom



A large bathroom complete with toilet, wash basin, bath tub and mixer shower. Handrails are provided where possible for ease of use, along with plenty of inbuilt storage.

Bedroom Two



Located on the upper floor, the bedroom again has built in drawers for extra storage, underfloor and electrical heating. The en-suite is adjacent to the bedroom.

En-Suite



Wash basin, toilet and shower cubicle with mixer shower are included, along with plenty of cupboards and drawers.

Bedroom Three



An adaptable room that could be used as a small bedroom, study or dressing room depending on your needs. Inbuilt wardrobes are provided.

Hallway/Stairs

Downstairs in the hallway there's a small storage cupboard for those everyday items, whilst upstairs there is a larger storage area that houses the boiler, with ample space.

Services

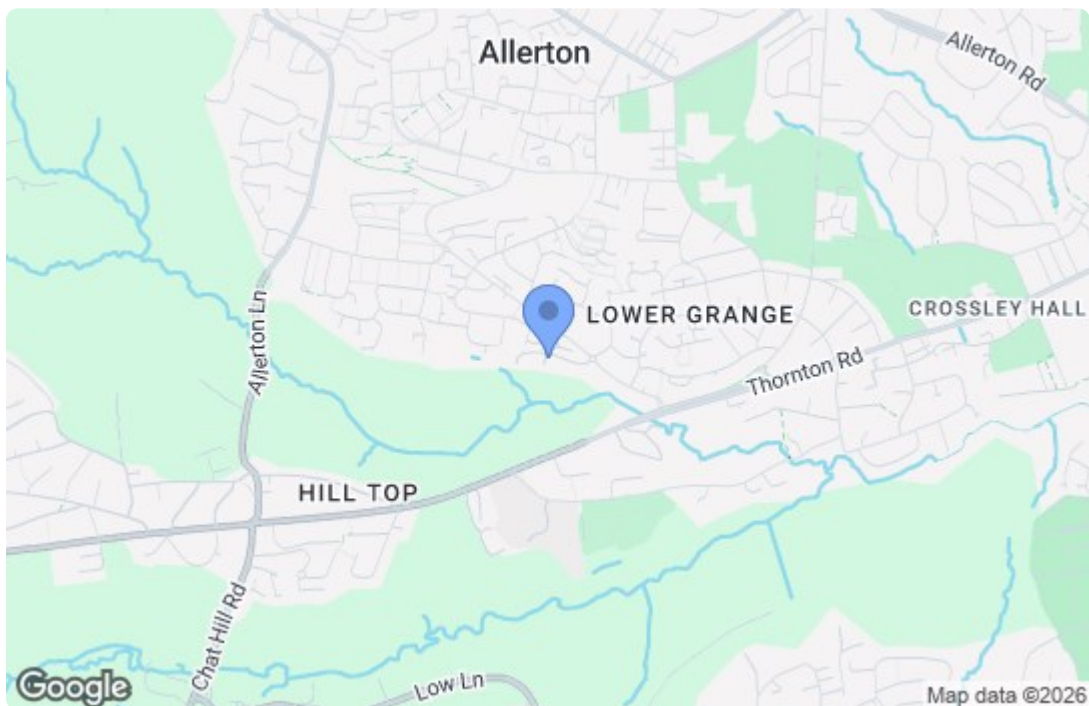
There is a caretaker on site during the day, and a warden in the concierge office during the night. Caretakers will take care of all external maintenance from mowing the lawns to cleaning the windows, and are always happy to help. Cleaners are available if needed, along with grocery deliveries, the local chemist will also deliver regularly to the community.

Front Exterior



Rear Exterior





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC