

The Pine
42.92 SQM
461.9 SQFT



Bedroom (Max)	12' - 9" x 9' - 0"	3955mm x 2750mm
Shower Room (Max)	7' - 0" x 6' - 2"	2150mm x 1900mm
Kitchen/Living (Max)	24' - 1" x 11' - 0"	7355mm x 3370mm
Store (Max)	5' - 3" x 2' - 6"	1607mm x 785mm

EV2-GF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



Directions

See Mapping.



Viewing arrangements

Strictly by appointment through WW Estates

Bradford Road, Bradford, BD10 8SQ
75% Shared Ownership £162,500

9 Browgate, Baildon, BD17 6BP | | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bradford Road, Bradford, BD10 8SQ

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Located in the sought after suburb of Idle, Bradford, this purpose built retirement living ground floor apartment offers a delightful blend of comfort and convenience. With a well proportioned bedroom and a modern bathroom, this property is perfect for those seeking a tranquil yet vibrant lifestyle. The apartment features a spacious reception room, ideal for relaxation or entertaining guests.

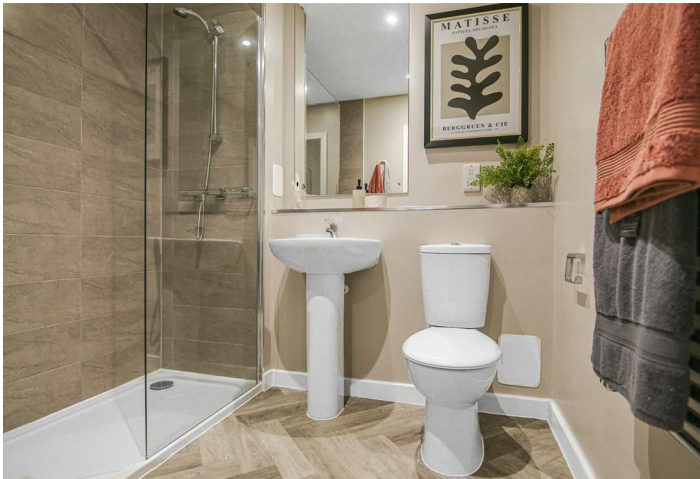
The location is truly exceptional with a variety of local amenities just a stone's throw away. Supermarkets, healthcare services, and a selection of eateries are all within easy reach, ensuring that daily necessities are effortlessly catered for. The property is designed with energy efficiency in mind, promoting a sustainable lifestyle while prioritising safety and security for peace of mind.

Residents can enjoy the elegant communal lounge, a perfect space for socialising with friends or neighbours, whether for casual gatherings or special events. A dedicated manager is available on-site during office hours,

ensuring that the community runs smoothly and that residents feel supported.

For those who appreciate the outdoors, the maintained landscaped gardens provide a lovely setting for evening cocktails or leisurely afternoons in the sun. The apartment also boasts a charming French balcony, offering a delightful spot to enjoy the south-west facing views.

With fantastic transport links, commuting to Bradford city centre and surrounding towns is a breeze, this property is perfect for those looking for independent living with the support of a thriving community within, having already attracted buyers from the area.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Stylish Retirement Apartments designed to make everyday life that little bit easier.

Rating authority
Borough Council Tax Band

Services
Shared Ownership

Tenure
Leasehold