

The Oak (Variant)  
61.12 SQM  
657.9 SQFT



|                      |                     |                 |
|----------------------|---------------------|-----------------|
| Bedroom One (Max)    | 20' - 5" x 9' - 0"  | 6230mm x 2750mm |
| Bedroom Two(Max)     | 9' - 1" x 9' - 0"   | 2780mm x 2750mm |
| Shower Room (Max)    | 7' - 0" x 6' - 3"   | 2150mm x 1900mm |
| Kitchen/Living (Max) | 20' - 5" x 13' - 1" | 6230mm x 3990mm |
| Cupboard (Max)       | 7' - 11" x 2' - 7"  | 2175mm x 785mm  |



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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.



SALES & LETTINGS

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Tel: |



Bradford Road, Bradford, BD10 8SQ

75% Shared Ownership £198,750 Leasehold

Located in the sought after suburb of Idle, Bradford, this purpose built retirement living first floor apartment offers a delightful blend of comfort and convenience. With 2 well proportioned bedrooms 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 weekly, with a 24 hour helpline available at the click of a button should it be needed, 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 property 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, making this property an ideal choice for those looking to downsize. This apartment is not just a home; it offers independent living with the support of locale who have already moved in to create a thriving community.

