



£700

OVER 55'S RETIREMENT COMPLEX ONLY *TWO BEDROOMS* *RETIREES / MATURE TENANTS ONLY* *PRIVATE PARKING* *WHEELCHAIR ACCESSIBLE THROUGHOUT* *WETROOM*

Nested on the desirable Farm Hill Road in Bradford, this charming bungalow offers a perfect blend of comfort and accessibility. With two well-proportioned bedrooms, this property is ideally suited for retirees or mature tenants seeking a peaceful and convenient lifestyle.

The bungalow features a spacious reception room, providing a welcoming space for relaxation and socialising. The property is thoughtfully designed to be wheelchair accessible, ensuring ease of movement throughout. The modern bathroom is equipped to meet the needs of all residents, enhancing the overall functionality of the home.

Parking is available for one vehicle, adding to the convenience of this delightful home. Recently fitted with new carpets, the interior exudes a fresh and inviting atmosphere, ready for you to make it your own.

This purpose-built bungalow complex is a rare find, offering a harmonious living environment in a sought-after location. Whether you are looking to downsize or simply seeking a comfortable and accessible home, this property is sure to meet your needs. Do not miss the opportunity to view this exceptional bungalow; it could be the perfect place for you to call home.

Ask us about....



AUCTION



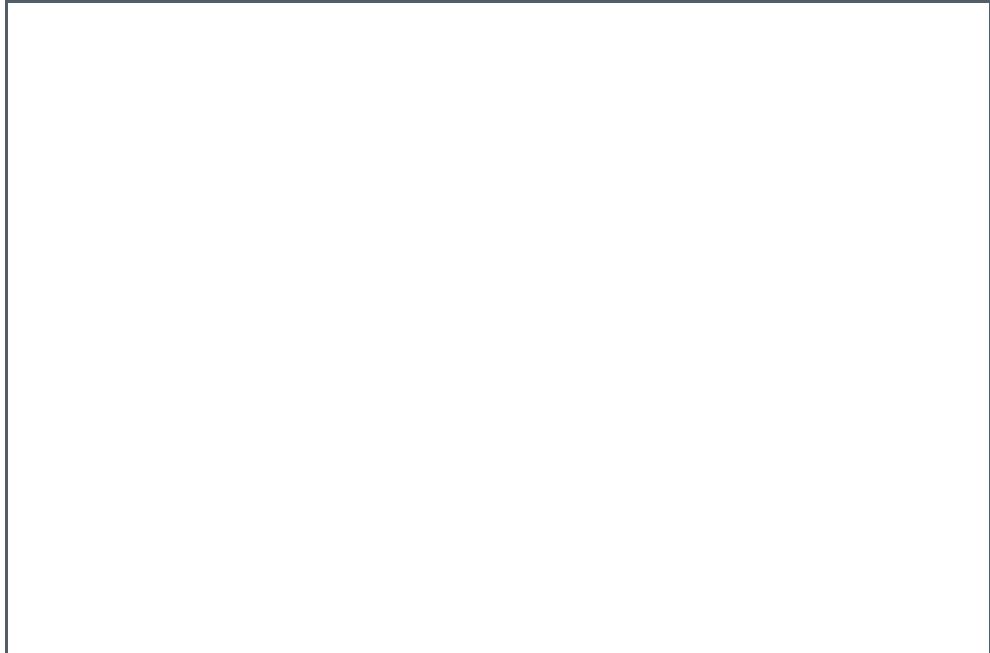
CONVEYANCING



MORTGAGES



SURVEYS



| 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 | |

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

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284

104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

SALES • LETTING

VAT Reg. No. 556 807 414

Company No. 7191625. Registered UK.

