



**Beech Street  
Bingley  
West Yorkshire  
BD16**

**Offers in Excess of £105,000**

**bettermove**

# Beech Street Bingley

Bettermove are proud to present this 2 bedroom retirement flat, welcoming over 60s only, and available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with lift access to all floors.

The council tax band is D.

This is a leasehold property with 101 years remaining on the lease; the ground rent is £937.51 per annum, and the service charge is £3,889.77 per annum.

The interior of this beautifully presented property comprises a spacious living room, with Juliette balcony, fitted kitchen, two doubles, and a family bathroom. The property also boasts communal gardens, residents lounge, laundry room, guest suite, on-site manager, 24 hour emergency Careline system, and a secure video entry system.

Located in the popular town of Bingley, the property is close to a range of amenities, including shops, supermarkets, restaurants, and pubs. Excellent transport links can be found from Bingley Train Station, a variety of local bus routes, and quick access to the A650, leading to the M62.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Total floor area 53.9 sq.m. (580 sq.ft.) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <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>		
<i>Not energy efficient - higher running costs</i>		
	<b>81</b>	<b>85</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
	<b>72</b>	<b>76</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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