



16 Sutton Court, Beech Street, Bingley, West Yorkshire BD16 1HF

- Good Sized one bedroom ground floor retirement apartment
- Patio garden seating area with direct access from the lounge
- Pleasantly positioned within this popular development
- Delightful landscaped grounds and resident parking
- Well placed for localised amenities in Bingley
- No onward chain. Viewing Essential

£97,500 Leasehold



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DESCRIPTION

We are pleased to offer for sale with no onward chain this superbly presented one bedroom ground floor apartment.

Offering well-proportioned accommodation catered for retirement living, the apartment includes excellent, modern kitchen and bathroom fixtures and fittings, Upvc double double glazing and electric storage heaters. Positioned on the ground floor with level access to a small patio seating area overlooking the developments landscaped gardens.

The complex provides privacy and independence together with notable features, including a emergency care line system. In addition there are communal facilities including a residents lounge, laundry and an on site management service for round the clock assistance.

Sutton Court sits within well-maintained and presented communal grounds which provide residents an idyllic setting to enjoy. An early viewing of this superb one bedroom apartment is strongly recommended.

The apartment accommodation briefly comprises of: private entrance hallway with useful storage / airing cupboard, spacious dining lounge with glazed uPVC door leading to a small external patio area and communal gardens beyond, fitted kitchen with a range of attractive wall, base units and work surfaces over, double bedroom with built in wardrobe, stylish shower room with spacious shower enclosure, basin and low suite w.c.

Externally the development boasts beautiful and thoughtfully planned landscaped communal grounds which also offer residents parking.

Sutton Court is situated within close proximity to Bingley town centre along with the picturesque Myrtle Park. Bingley offers its residents an array of first class amenities which include local shops, and eateries, and superb commuter links to the immediate local area with both rail and bus connections.

Ground rent - £350 per year - This is reviewed every year

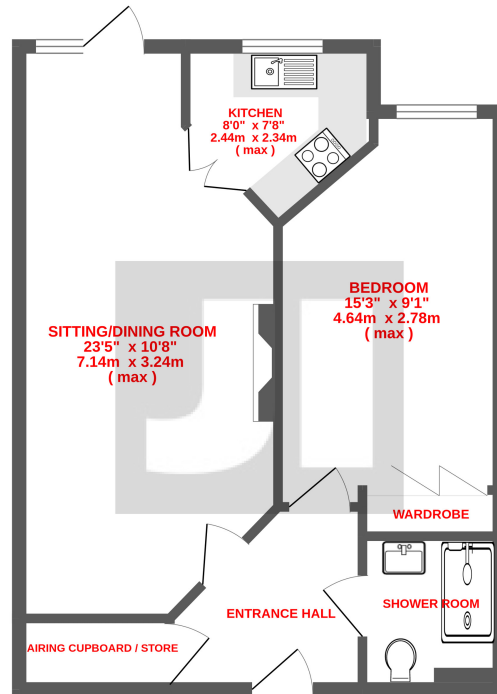
Annual Service charge - £3056.14 - This is reviewed every year

TENURE: - We have been informed by the vendors that the tenure of the property is leasehold for a period of 125 years from 2002.



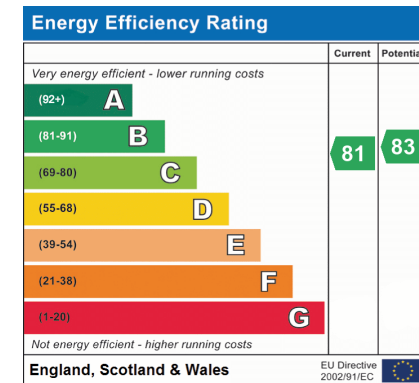


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCALIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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01274 533322

67 Bingley Road, Shipley, West Yorkshire, BD18 4SB

info@jiestates.co.uk

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