



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Council Tax Band: D
Security Deposit: £2,596
Fee Summary: Reservation deposit of £500 to be offset against your initial payment and fully refundable.

McCarthy Stone

Retirement living *your way*

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All rentals will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

*To be offset against your initial payment and fully refundable should your tenancy not proceed. **Equivalent to 5 weeks rent of the apartment only, excludes any parking space rent. At the end of the tenancy, it is dealt with in accordance with the terms of the Tenancy Agreement. *** This is the fee payable should you wish to make an amendment to your tenancy provided this has been agreed by McCarthy Stone. Default Payments. Should any rent payments be late, we will charge a fee for the cost of chasing this rental payment (more than 14 days overdue) which is charged at 3% above the Bank of England's annual percentage rate for each day that the rent is outstanding. If you should lose or damage the keys to the building or property, you will be charged the reasonable costs incurred by McCarthy Stone for providing you with replacements. Fees include VAT at the prevailing rate where applicable. Client Money Protection (CMP) is provided by ARLA Propertymark. Membership Number M0335750. Independent Redress is provided by The Property Ombudsman. Membership Number: T04786



PROTECTED



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4 Whitelock Grange

Keighley Road, Bingley, BD16 2RH

ONE MONTH FREE RENT APPLICABLE - ASK OUR TEAM FOR DETAILS.

Beautiful TWO BEDROOM apartment located on the GROUND FLOOR at Whitelock Grange, McCarthy Stone Retirement Living development in the market town of Bingley. This property comes with a **ALLOCATED PARKING SPACE** and boasts a **PRIVATE PATIO** off the living room, surrounded by the **LANDSCAPED GARDENS**. The master bedroom also benefits from a second **ENSUITE BATHROOM** and a spacious **WALK-IN WARDROBE**. Whitelock Grange offers a 24-Hour Emergency Call System, guest suite for family and friends, weekly activities organised by the excellent House Manager, and beautiful communal areas on the ground floor.

Rent from £2,280 pcm

(Includes service charge)

Call us on 0800 8100 174 to find out more.

rentalenquiries@mccarthyandstone.co.uk
 mccarthyandstone.co.uk

Property Features

- Private patio off the living room
- Allocated Parking space
- Walk-in wardrobe in the master bedroom
- En suite bathroom from the master bedroom
- Close to all the local amenities in Bingley
- On site House Manager during office hours
- 24 hour emergency call system
- Homeowners communal lounge
- Landscaped gardens
- Guest suite for family and friends

McCarthy Stone
 Retirement living *your way*

4 Whitelock Grange, Keighley Rd, Bingley, West Yorkshire, BD16 2RH

About Whitelock Grange

Whitelock Grange is a beautiful Retirement Living development exclusively built for the over 60s in Bingley, and provides 45 luxury one and two bedroom apartments. Bingley is nestled on the banks of the River Aire and Whitelock Grange is located close to local amenities and transport links. You can catch a train to Saltaire, a UNESCO World Heritage site. Take a short ride and you'll arrive in the wooded country estate of St. Ives. If you love the great outdoors, Bingley Moor is a wilderness heaven on your doorstep, or walk along the local canal to Five Rise Locks.

We ensure the safety and security of our residents with a camera entry system which is connected to your own TV, as well as intruder alarms and smoke detectors in all apartments. You will benefit from a 24 hour emergency call system and the reassurance of a friendly House Manager who is on hand weekdays to help with anything you need. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

WHY RENTALS?

The unique benefits of retirement rental properties make them an ideal option for people who don't want the commitment of ownership.

- Carefree maintenance - problems with the rental property are swiftly sorted out for you
- Fast and flexible - with fewer logistics than buying, it's quicker and easier to move in and out
- Budgeting is easy - you'll pay a single monthly payment, which includes the service charge and maintenance
- Frees up money: you may be able to use the equity from selling an existing property to do more of what you love
- Live on your terms - you'll have the chance to try out a retirement community to see if it suits
- Peace of mind - our Assured Tenancy Agreement means you can stay for as long as you like (subject to the minimum term)

"I don't have the stress of keeping up with the maintenance anymore - if something needs doing, I just ask Debbie the House Manager and it's done..." Helen, McCarthy Stone tenant

SOCIAL LIFESTYLE

Socialising is high on the agenda in this retirement community and you will be made to feel welcome by our homeowners as soon as you step through the door. There are many social events arranged, which allow you to be as independent or as social as you like. The development boasts a luxurious communal lounge that comes

complete with Wi-Fi, Sonos speakers, large TV, wine cooler and Nespresso coffee machine in the kitchen, this really is the heart of Whitelock Grange.

One of the greatest benefits of being a McCarthy Stone homeowner is becoming part of a community of remarkable individuals, who embody a 'life, well lived'. It's about friendship, laughter and love. New adventures. Making memories. And making the most of the here and now.

"Our House Manager organised a 'Hoy' Bingo session this week. I don't usually attend many social events but have decided to come out of my shell a bit more. I attended this and would like to say how much I thoroughly enjoyed myself. It was great fun, entertaining and extremely well organised. I'm now looking forward to attending more social events here."

LANDSCAPED GARDENS

The communal lounge opens onto large beautiful landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. Within the gardens, a boules pitch presents a fantastic opportunity for friends and neighbours to come together and enjoy a new past time.

About 4 Whitelock Grange

Number 4 is a two bedroom apartment ideally located in one of the corners on the ground floor, enjoying ample natural light and sharing floor with all the communal areas, which can be found within a few meters distance. This property boasts a South West facing private patio off the living room and surrounded by the landscaped gardens. Measuring 785 square feet, the apartment comes complete with fitted flooring throughout and comes with an allocated parking space. The master bedroom enjoys a spacious walk-in wardrobe as well as a second ensuite bathroom. Front door with spy hole welcomes you to the large entrance hall - the 24-hour Tunstall emergency response pull cord system is situated here. From the hallway there is a door to a storage cupboard/airing cupboard housing a washer/dryer. Illuminated light switches, smoke detector, apartment security door entry system with intercom and emergency pull cord located in the hall. Doors lead to the living room, bedrooms and shower room.

Living room

A large living room with plenty of natural light, a double full length glazed window, and a double glazed patio door opening onto a quiet private patio, which gives direct access to the landscaped gardens. TV and Sky/Sky plus points, raised height power points. Door with glazed panel leading to the kitchen.

2 bed | Rent from £2,280 pcm

Kitchen

Fully fitted kitchen with with integrated appliances, and a range of modern low and eye level units and drawers with a roll top work surface. Inset sink with mono lever tap and drainer. Waist height oven (for minimal bend) with space above for a microwave, four ring ceramic hob, cooker hood and extractor fan. Integral fridge-freezer. Under pelmet and central ceiling lighting.

Shower Room

Modern bathroom comprising of a walk-in shower with mobility grab bar, low level WC, vanity unit with wash basin, and a fitted mirror. Electric ladder style heater and extractor fan. Slip-resistant flooring. Illuminated light switch.

Master bedroom

A large double bedroom providing a full length double window and ample natural light. This room boasts a walk-in wardrobe fitted with hanging space and shelving units, as well as its own ensuite shower room. TV and telephone points, raised height power points.

Ensuite shower room

Modern shower room off the main bedroom with a low profile shower tray, mobility grab bar, low level WC, vanity unit with wash basin, and a fitted mirror. Electric ladder style heater and extractor fan. Slip-resistant flooring. Illuminated light switch.

Bedroom two

A very well presented and bright double bedroom providing one full length double window. TV and telephone points, raised height power points. This could be used as an ideal space for guests or as a quiet study room, the choice is yours.

WHAT'S INCLUDED WITHIN YOUR RENT?

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

- Removal Services that can help you declutter and move you into your new home

Additional Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

