



## Ryelands Grove, Bradford, BD9

Your Choice Estate Agents are pleased to offer this four bedroom detached bungalow in Bradford with easy access local shops and Bradford city centre is approx. 1.5m away. Occupying an enviable plot with good gardens to all sides. Ideally situated in the scenic area of Bradford within walking distance of good schools, considered to be the gateway to the Yorkshire Dales. Well placed for a range of amenities including Bradford Royal Infirmary, highly regarded local schools and access to Bradford City Centre. Viewing highly recommended by appointment only.

**Asking Price**  
**£525,000**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
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The property briefly comprises; large reception hallway, main lounge, elevated good size 2nd sitting room which could be utilised as a further fourth bedroom, dining room leading to fully fitted breakfast kitchen, utility room, two bedrooms and family bathroom. Good size linked garage with up and over door and parking for several vehicles. to the first floor there stair case leading to the master bedroom with en-suite shower room.

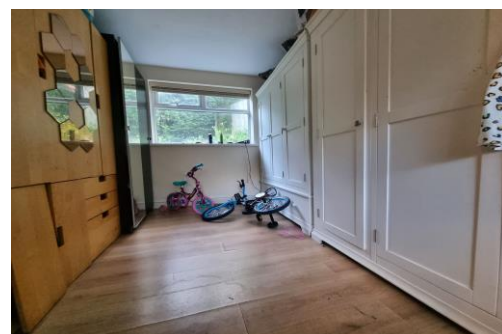


### **Entrance Hall**

Entrance door to the front elevation, a central heating radiator.

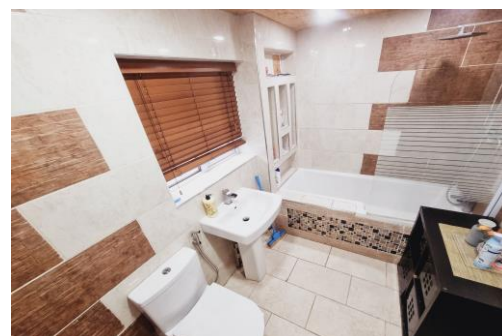
### **Living Room**

Generous living space comprising a double glazed window to the side elevation, a central heating radiator, telephone and television points and having two windows to the side and bay window to the front elevations.



### **2nd Reception / Bedroom Four**

Being elevated over the garage. This room could be utilised as a fourth bedroom or potentially be split into two to make a further bedroom and reception room. Having four windows to the front and side elevations, gas fire place with surround, two central heating radiators, television and telephone points. Doors to the front elevation and doors to the 2nd bathroom and a store room.



### **Dining room**

Entrance from lounge one entering in to the dinning area with window and matching base units same kitchen with open plan looking over in to kitchen area. This room can be turn in to further accommodation such as ground floor bedroom.

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### **Breakfast Kitchen**

Offering a fitted kitchen with a range of wall and base units, with contrasting work surfaces and incorporating a sink and drainer. Also having an electric oven, gas hob, cooker hood, windows to the rear and side elevations, Large American fridge freezer

### **Utility Room**

Having a window to the rear elevation, a central heating boiler, being partly tiled and having a range of wall and base units.

### **Side Entrance**

Entrance lobby from side elevation of the property offering entrance to the kitchen.

### **Bedroom One**

Double glazed window to the front elevation with a central heating radiator.

### **Bedroom Two**

Double glazed window to the rear elevation with a central heating radiator.

### **Bedroom Three**

Double glazed window to the rear elevation, a central heating radiator and window to two sides.

### **Ground Floor Bathroom**

Having a window to the rear elevation, heated towel rail, bath, wash hand basin, extractor fan, Wc and being fully tiled.

### **First Floor**

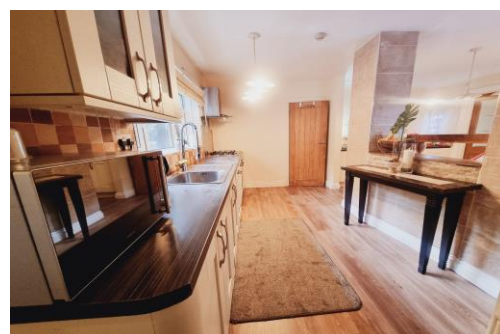
Stair case leading to the first floor

### **Bedroom Four**

Being elevated over the first floor. This room is a fourth bedroom first floor which can be split into two to make a further bedroom due to having very large storage area.

### **En-suite Shower room**

Being partly tiled and having a central heating radiator, wash hand basin. extractor fan. Oval Shower and low flush Wc.



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