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Rylands Avenue, Bingley, BD16

£240,000 Freehold

Two Bedroom Semi-Detached

EPC Rating: D

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Rylands Avenue
Bingley
BD16

Key features:

- Two Bedroom Semi-Detached
- Gas Central Heating
- No Upward Chain
- Popular Residential Location
- Conservatory
- Private Aspect To The Rear
- Modern Finish Throughout
- Off Street Parking



KITCHEN 11' 9" x 7' 4" (3.6m x 2.25m) Large fitted kitchen with a range of wall and base units with complimentary worksurfaces over and extractor fan over, Belfast style sink unit, space for washing machine. Further utility space with combination boiler, double glazed window to the rear elevation and door to rear garden

CONSERVATORY 13' 9" x 8' 2" (4.2m x 2.5m) Double glazed windows to the side and rear elevations, patio doors providing access to the garden area and gas central heating

BATHROOM 8' 2" x 4' 11" (2.5m x 1.5m) Modern fitted three piece white suite comprising, panelled P bath with shower over, wc and wash hand basin with vanity unit. Stainless steel heated towel rail, double glazed window to the side elevation and extractor fan

LANDING

BEDROOM ONE 14' 11" x 11' 1" (4.55m x 3.4m) Large double bedroom with carpet flooring and window to the rear

BEDROOM TWO 11' 9" x 7' 4" (3.6m x 2.25m) Excellent sized bedroom with built in storage cupboard and window to the front

TO THE OUTSIDE To the front of the property is a large lawned garden area with hedge boundaries and well as driveway providing off street parking. To the rear is a garden area laid mainly to lawn with additional paved seating areas, garden shed and fenced boundaries



Why you'll like it

An exciting opportunity to purchase this modern two bedroom semi-detached family home located within the popular residential area of Gilstead. Benefitting from; conservatory, off street parking and large rear garden. Viewing is essential

Potential to extend subject to the relevant planning permissions

The property is located within a highly regarded residential area within Gilstead, which is within close proximity to Bingley town centre. Bingley offers its residents an array of first class amenities which include local shops, bars and eateries, excellent primary and secondary schools, and superb commuter links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford

ENTRANCE HALL Access to storage room

LOUNGE 14' 7" x 10' 9" (4.45m x 3.3m) Spacious lounge with wooden flooring, large window to the front and multi fuel burner

