



## 20 Rylands Avenue, Gilstead, Bingley, BD16 3NJ

A stunning two-bedroom semi-detached home which boasts an enviable Gilstead setting, a fantastic rear garden and views and stylish contemporary interior living accommodation. This gorgeous property is a must see, and an early viewing is strongly encouraged to avoid any disappointment.

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2JA

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## 20 Rylands Avenue, Gilstead, Bingley, BD16 3NJ

Bradford 5 miles, Skipton 13 miles, Leeds 14 miles (all distances approximate)

**Guide Price: £275,000**

### Key Features

- Extended semi-detached
- Boasting a fantastic setting & views
- Offering two good-sized double bedrooms
- Stylish lounge with feature fireplace
- Stunning contemporary dining kitchen
- Versatile study and utility
- Private driveway parking
- Delightful colourful rear garden

### General Remarks

A gorgeous two bedroom semi-detached property which offers stunning, modern living accommodation, a beautiful rear gardens and outstanding scenic views.

The spacious living accommodation briefly comprises, entrance hallway, home study with fitted storage, useful utility room with additional under stairs storage. There is a gorgeous lounge with stylish decor and feature fireplace. A stunning dining kitchen boasting contemporary wall and base units and complementary work surfaces over.

Leading to the first floor is a fabulous modern house bathroom which features both separate shower and bath facility. A beautiful master bedroom sits to the front of the property which benefits from modern fitted wardrobes. There is a further second double bedroom, again with



modern fitted wardrobes, and enjoying a fine panoramic aspect view.

To the front of the property a low maintenance garden with colourful borders complements a private driveway.

At the rear there is a beautiful private patio and lawn garden which boasts colourful shrubs borders and leafy hedgerow. The garden itself makes for a wonderful relaxation and entertaining space.

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



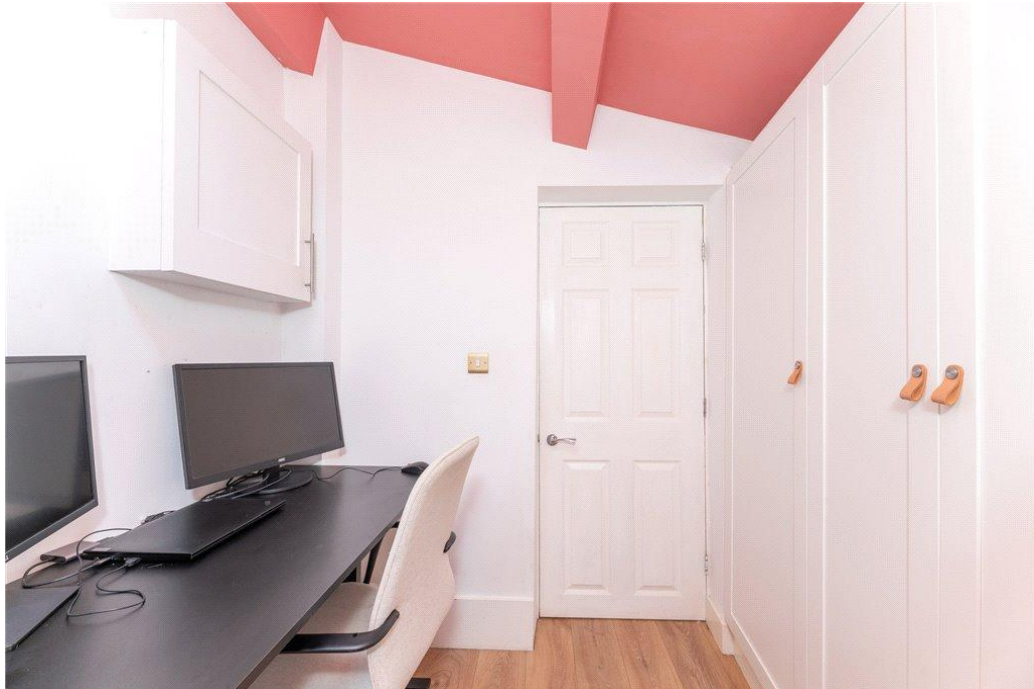




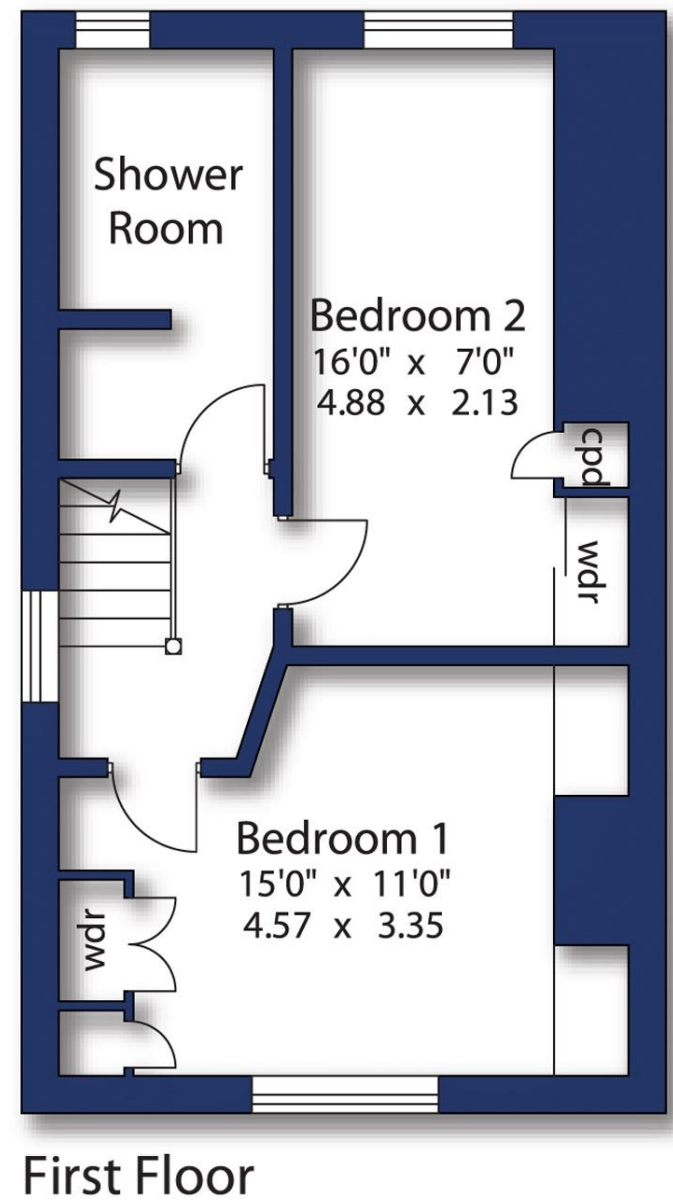
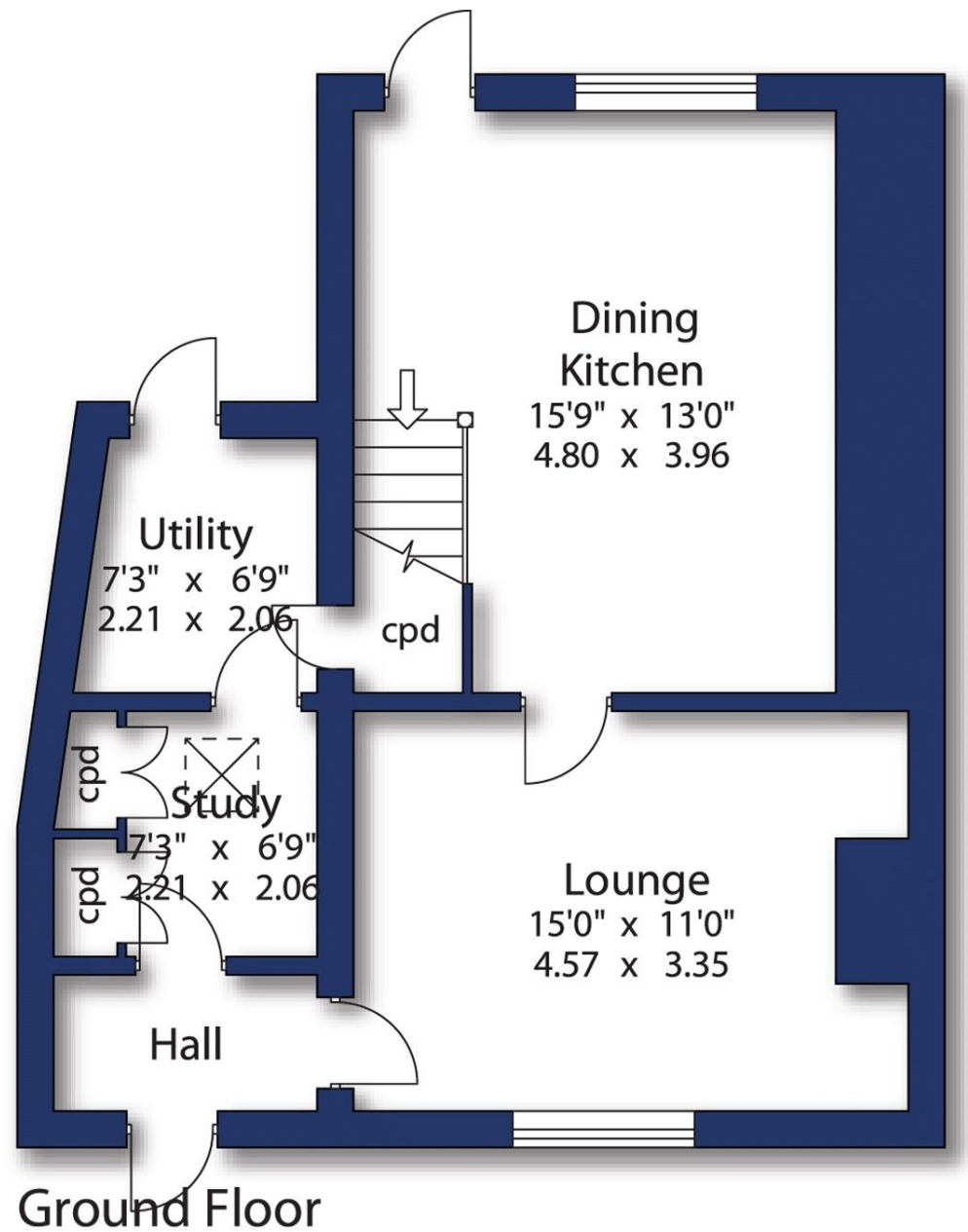






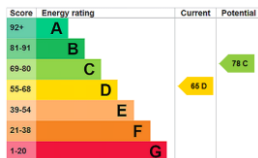


Floorplans





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bingley@dacres.co.uk

## Directions

From Dacre Son & Hartley's Bingley office continue along Park Road in the direction of Eldwick. At the junction with Warren Lane take a right turn at the mini roundabout onto Warren Lane. Continue along Warren Lane passing through two mini roundabouts turning right onto Rylands Avenue. The property will be seen on the left hand side easily identified by our for sale board

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## Local Authority & Council Tax Band

- The City of Bradford Metropolitan District Council,
- Council Tax Band B

## Tenure, Services & Parking

- Freehold
- Mains- Gas/ Electric/ Water/ Drainage
- Driveway Parking

## Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

## Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

## Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

## Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

## Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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