



36 Rylands Avenue, Gilstead, Bingley, BD16 3NJ

A beautifully presented two-bedroom semi-detached home with superb views to the rear enjoying well maintained gardens, large driveway and garage delightfully situated within a prestigious residential location. **NO CHAIN**

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36 Rylands Avenue, Gilstead, BD16 3NJ

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

Guide Price: £240,000

Accommodation

- Semi detached property
- Two bedrooms
- Beautifully presented
- Modern Kitchen and Bathroom
- Superb gardens and Views
- Garage
- Prestigious residential location

General Remarks

Delightfully situated within a most popular and prestigious residential location is a beautifully presented two bedroom semi detached home offering its accommodation planned over two floors. The property is in our opinion tastefully presented throughout and includes gas heating, uPVC double glazing together with modern kitchen and shower room fittings. The property will almost certainly appeal to a wide variety of potential purchasers and an internal inspection is indeed fully recommended to appreciate this most attractive home. Outside the property is complemented by superbly maintained gardens with outstanding views at the rear overlooking the Aire valley. Large driveway with parking and garage.

The accommodation briefly comprises Entrance Hall lounge, kitchen, first floor two bedrooms and shower room.



The property is delightfully situated within a most popular residential location and Gilstead and Eldwick offer a range of shops and amenities, recreational areas and well respected primary school. Bingley town centre is approximately 1.5 miles distant with its range of shops, amenities, recreational areas and well regarded primary and secondary schools. Bingley also benefits from excellent road and rail links to other West and North Yorkshire business centres.







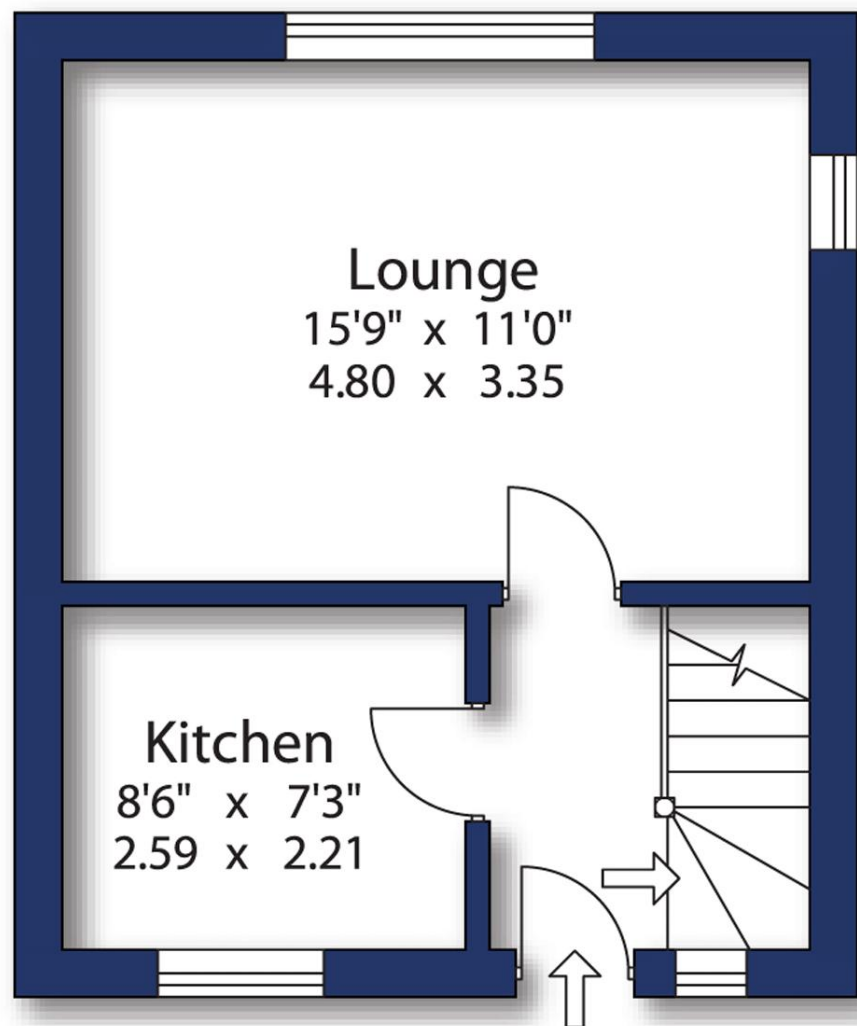




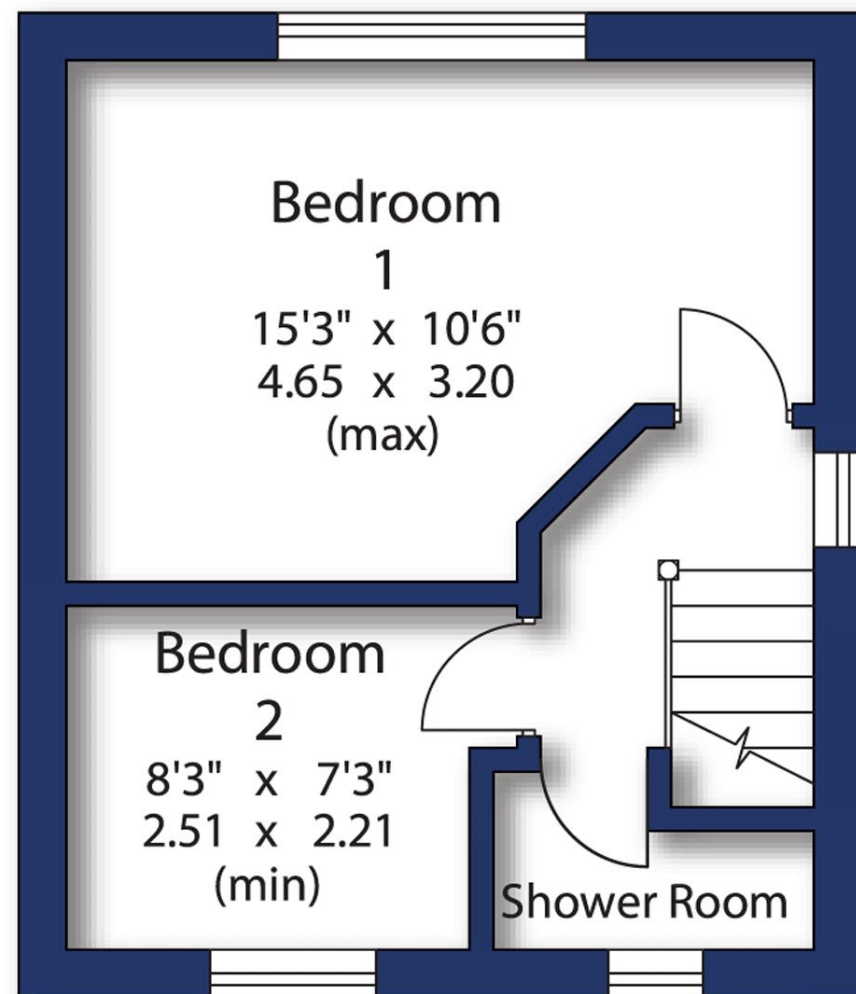




Floorplans



Ground Floor

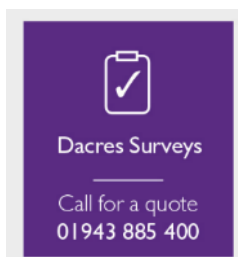
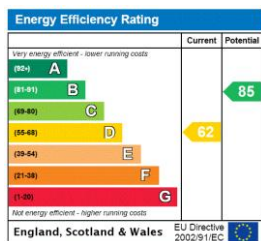


First Floor

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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

What3Words

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold, Mains services, parking and garage

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](https://www.gov.uk/government/topics/floods)

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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