



## Rycroft Avenue, Bradford

- Two Double Bedrooms
- Enclosed Rear Garden with Summer House
- Recently Fitted Boiler
- Well Positioned for Amenities
- EPC Rating C

- Superbly Presented Semi Detached Home
- Front Garden and Parking Space
- Convenient for Bingley Town Centre
- Viewing Essential
- Council Tax Band A

**Asking Price £165,000**

**Tenure: Freehold**

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# Rycroft Avenue, Bradford

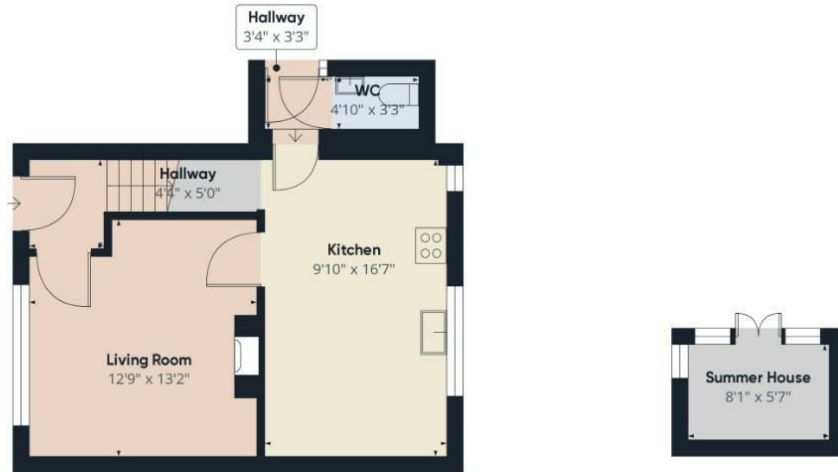
## DESCRIPTION

This well-presented two-bedroom semi-detached home is situated in the sought-after area of Cottingley, perfect for those seeking a comfortable and convenient lifestyle.

The property boasts a spacious dining kitchen, ideal for both everyday dining and entertaining. A newly installed boiler provides efficient heating throughout. The layout includes an entrance vestibule, a cozy lounge with feature wood burner, a well-appointed dining kitchen, a convenient downstairs W/C, a first-floor landing leading to two double bedrooms, and a modern house bathroom. Externally, the enclosed rear garden offers a private retreat, complete with a delightful summer house. The front of the property features a garden and a parking space.

Located close to a range of shops and amenities in Cottingley village, this home is just a short drive from Bingley town centre, where the station provides a frequent direct rail service to Bradford, Leeds and Skipton





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
780.71 ft<sup>2</sup>  
Reduced headroom  
11.84 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

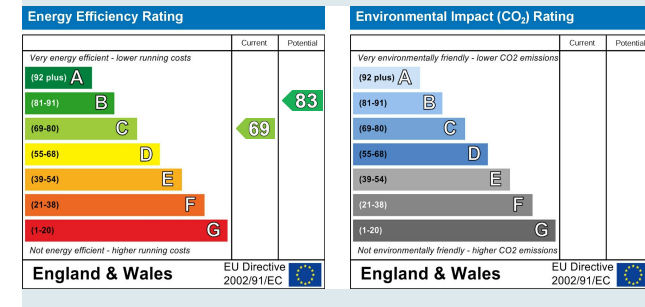
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

### Viewing

Please contact our Hunters Bingley Sales Office on 01274 511 509 if you wish to arrange a viewing appointment for this property or require further information.

119 Main Street, Bingley, BD16 2HT

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