

# HUNTERS<sup>®</sup>

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## Sycamore Avenue

Bingley, Bradford, BD16 1HQ

Asking Price £139,995



CHAIN FREE - A superb two bedroom second floor apartment, which offers excellent views of the inner court yard, and a chance to acquire a modern chain free apartment, in a most sought after central Bingley location.

Comprising: internal entrance hall, accessed via secure communal intercom entry system, stair way access to the first floor, entrance hall, lounge and contemporary kitchen with integrated appliances, two bedrooms with bedroom one having en suite shower facilities, house bathroom and useful storage cupboard. Externally is an allocated parking space in the main court yard.

The complex sits on the periphery of Bingley town centre. Bingley provides many every day amenities, shops, bars restaurants and many recreational facilities. Bingley station offers a frequent rail service to Leeds, Bradford and Skipton.

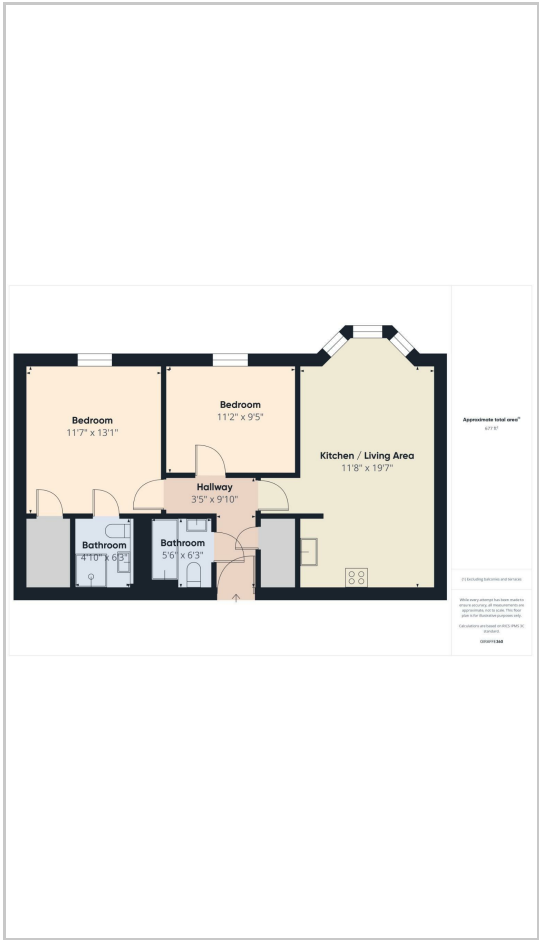
We have been informed by the vendor the ground rent for the year is £197.55 and there is a quarterly service charge of £244.59. The annual buildings insurance: £267.29 is paid up to 31 December 2025.



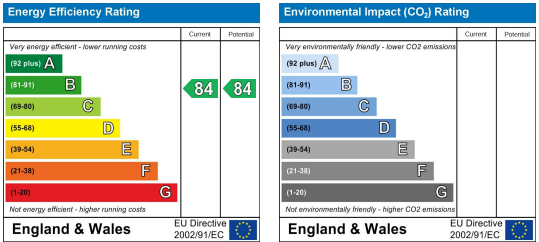
Area Map



Floor Plans



Energy Efficiency Graph



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.