

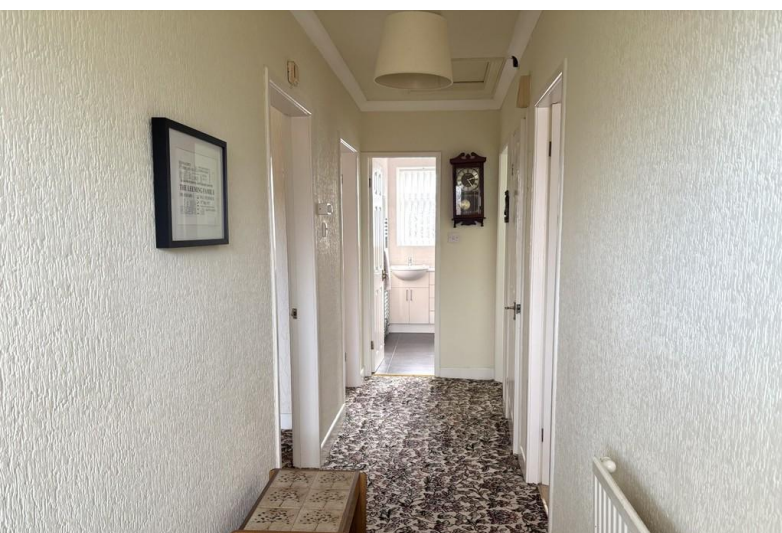


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7 Ryefield Avenue

- TWO BEDROOM BUNGALOW
- SPACIOUS GARDEN
- GARAGE
- SHOWER ROOM

ASKING PRICE OF £235,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

Charming two bedroom bungalow with garage and spacious garden. Nestled in a quiet and sought-after location this delightful bungalow offers comfortable single level living with ample outdoor space. The property boasts of a spacious kitchen complete with a pantry for extra storage, a modern shower room, good size living room and two well proportioned bedrooms that provide a cosy yet versatile living space.

ENTRANCE HALL

18' 04" x 3' 10" (5.59m x 1.17m) You enter through the front door into a light and spacious hallway which gives you access to the living room, two bedrooms, bathroom and kitchen. The hallway also allows access to the loft space and has a good sized storage room along with a central heating radiator.

LIVING ROOM

13' 05" x 11' 05" (4.09m x 3.48m) The generous size living room has a large window to the front offering ample amounts of natural light. There is a gas fire



surrounded by a feature marble fire place and central heating radiator.

KITCHEN

10' 08" x 14' 07" (3.25m x 4.44m) A spacious kitchen that has a window to the rear, window to the side and door leading to the back garden. The kitchen has a range of wooden wall and base units, cooker with hob and extractor fan and a pantry for extra storage. There is also a brand new boiler that was fitted in 2024.

MASTER BEDROOM

11' 04" x 11' 11" (3.45m x 3.63m) The master bedroom compromises of a window to the rear, central heating radiator, fitted wardrobes and a storage cupboard.

BEDROOM TWO

11' 11" x 7' 07" (3.63m x 2.31m) This bedroom compromises of a window to the front and central heating radiator.

BATHROOM

4' 08" x 7' 05" (1.42m x 2.26m) Modern fully tiled shower room which boasts of a WC, handwash basin, shower, heated towel rail and a window to the rear.

GARAGE

Great size garage with side door access and electrics.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





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