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Royd Avenue, Bingley, BD16

£220,000 Freehold

Two Bedroom Semi-Detached

EPC Rating: D

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Royd Avenue
Bingley
BD16

Key features:

- Two Bedroom Semi-Detached
- Gas Central Heating
- Modern Finish Throughout
- Cul-De-Sac Location
- Large Garden To The Rear
- Conservatory
- Popular Residential Location
- Ready To Move In



KITCHEN/DINER 13' 9" x 8' 6" (4.2m x 2.6m) Modern fitted kitchen with ample and wall base units and integrated appliances including; oven, gas hob. Ample space for a dining table and under stair storage cupboard

CONSERVATORY 9' 10" x 7' 10" (3m x 2.4m) Large conservatory currently used as a further reception room with wooden flooring and double doors to the rear garden

LANDING

BEDROOM ONE 13' 9" x 11' 1" (4.2m x 3.4m) Large double bedroom with carpet flooring with fitted wardrobes, spotlights and window to the front providing ample natural light

BEDROOM TWO 8' 10" x 7' 6" (2.7m x 2.3m) Second excellent sized bedroom with carpet flooring and fitted wardrobe

BATHROOM Modern family bathroom comprising; WC, hand wash vanity unit and shower over bath. Tiled walls

TO THE OUTSIDE To The Front; Large driveway providing ample parking for two cars
To The Rear; Enclosed garden with patio and astroturf area. Perfect space to entertain friends and family



Why you'll like it

A beautifully presented stone built extended semi detached family home situated in the desirable location of Gilstead. Benefiting from; conservatory, entrance porch, gas central heating and driveway. Viewing is essential!

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 class amenities which include local shops, bars and eateries, excellent primary and secondary schools, and superb links to the immediate local area as well as a train service which commutes daily to the cities of Leeds and Bradford.

PORCH Ample space to store shoes and coats with wooden flooring

LOUNGE 13' 9" x 10' 9" (4.2m x 3.3m) Stunning modern lounge with large window providing ample natural light and carpet flooring

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	78 C
39-54	E		
21-38	F		
1-20	G		

