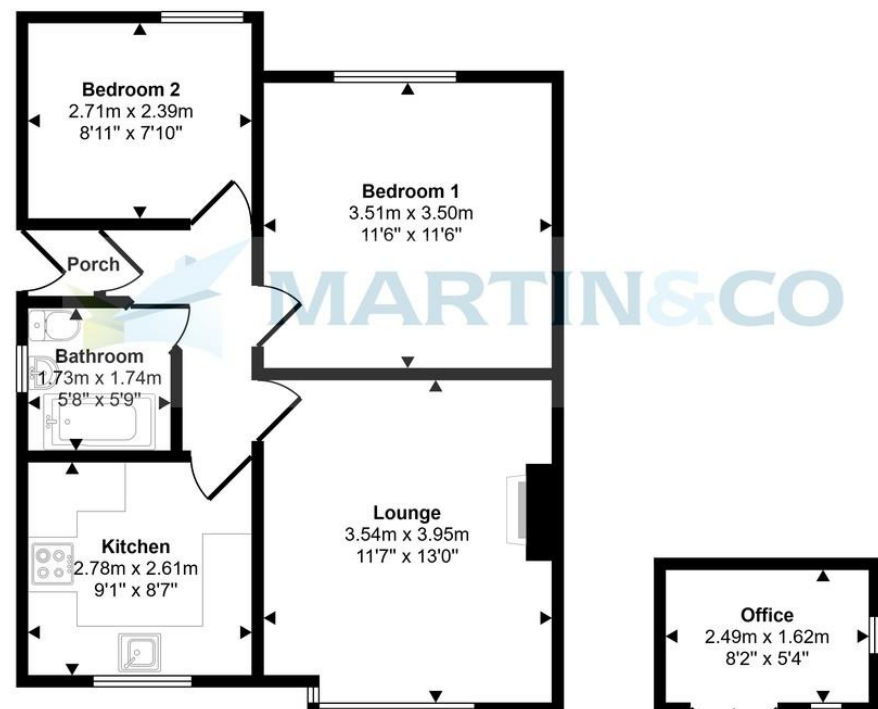




Location

Approx Gross Internal Area
53 sq m / 575 sq ft



Floorplan
Approx 49 sq m / 531 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Office
Approx 4 sq m / 44 sq ft



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Rylands Avenue, Gilstead

£270,000

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**65 Rylands Avenue
Bingley
BD16 3NJ**

Key features:

- Two Bedroom Semi-Detached Bungalow
- Gas Central Heating
- Modern Finish Throughout
- Garden To Front & Rear
- Large Driveway & Garage
- Prestigious Residential Location
- Garden Office
- Ready To Move In
- EV Charger & Pond



Why you'll like it

For sale is this immaculate two-bedroom, semi-detached bungalow. The property is in a highly sought-after location, with easy access to public transport links, local amenities, and scenic walking routes. This home is perfect for downsizers seeking a semi-rural lifestyle without compromising on convenience.

The property boasts one well-appointed lounge, featuring large window, wood flooring, and log burner. This room offers a warm and inviting space for relaxation and entertainment. The house also includes a separate kitchen equipped with built-in pantries, beautiful wood countertops, integrated dishwasher and a Belfast sink. The natural light streaming through the windows highlights the tiled splashback, contributing to the overall charm of the kitchen.

The bungalow offers two bedrooms, both of which overlook the rear garden. The first bedroom is a spacious double room, providing ample space for comfort and relaxation. The second bedroom, while slightly smaller, is still a good size and shares the same tranquil garden view.

There is one bathroom in the property, ensuring all essential amenities are catered for. The house also boasts a single garage, perfect for extra storage and features a worktop area along the back with cupboards and drawers, and it also has space and power for appliances like a dryer or a freezer. Outside, the property features a well-maintained private garden with pond, excellent garden office not only has power but is equipped with an internet or Ethernet connection, making it ideal for home office use, and ample off-street parking.

The boiler has recently been installed

Unique features such as the garden, parking, and single garage set this property apart. This semi-rural bungalow offers a quiet haven away from the bustle of city life, while remaining close to essential amenities.

HALL

LOUNGE 13' 5" x 12' 1" (4.1m x 3.7m)

KITCHEN

BEDROOM ONE 11' 9" x 11' 9" (3.6m x 3.6m)

BEDROOM TWO 8' 10" x 8' 2" (2.7m x 2.5m)

BATHROOM

