



Rylands Avenue, Gilstead Bingley BD16 3NJ



welcome to

Rylands Avenue, Gilstead Bingley

A pleasant home in the sought-after village of Gilstead, featuring a bright living space, fitted kitchen and conservatory, two bedrooms, and a bathroom. The property also benefits from a private rear garden and a separate garage, with good access to local amenities and transport links.



Situated in the highly regarded village of Gilstead, this well-presented home offers comfortable and practical living in a popular residential setting. The property opens into a welcoming living room with an attractive bay window, creating a bright and inviting space to relax. The kitchen is thoughtfully laid out and sits adjacent to the main living accommodation, with access into a conservatory that provides a pleasant additional reception space overlooking the garden.

Upstairs, the accommodation includes two bedrooms, both served by a house bathroom. The layout is well balanced and suited to a range of buyers, including first-time purchasers, downsizers, or those seeking a home in a desirable village location.

Externally, the property benefits from private garden space to the rear, ideal for outdoor seating, entertaining or enjoying a quiet retreat. A separate garage provides valuable storage or parking.

Gilstead is well placed for access to Bingley town centre, local amenities, reputable schools, and transport links, while retaining a peaceful village feel.

Living Room

14' 10" x 12' 7" (4.52m x 3.84m)

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m)

Conservatory

11' 5" x 8' 9" (3.48m x 2.67m)

Bedroom 1

14' 10" x 10' 11" (4.52m x 3.33m)

Bedroom 2

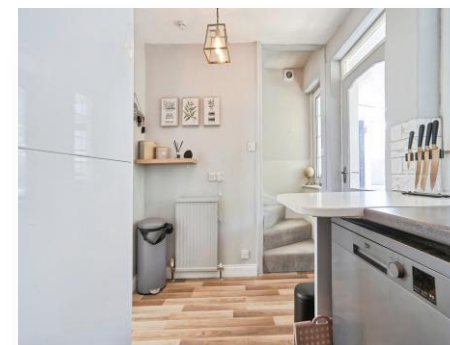
8' 9" x 7' 5" (2.67m x 2.26m)

Bathroom

8' 3" x 4' 8" (2.51m x 1.42m)

Garage

17' 4" x 10' 4" (5.28m x 3.15m)



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Rylands Avenue, Gilstead Bingley

- Sought-after village location in Gilstead
- Bright living room with bay window
- Fitted kitchen
- Conservatory overlooking the rear
- Two bedrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BNG103222 - 0003

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