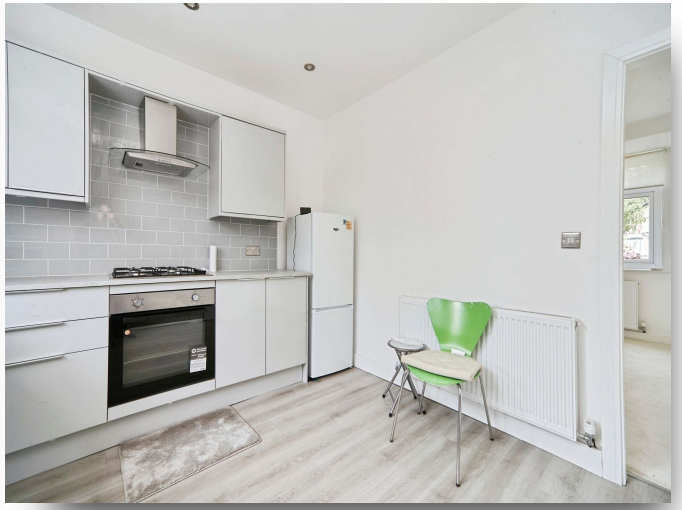






Royd Avenue,Bingley BD16 3NW

william h brown

welcome to

Royd Avenue, Bingley

Situated in the highly sought-after town of Bingley, this beautifully refurbished three-bedroom semi-detached property offers stylish, modern living and is perfect for first-time buyers, growing families, or those looking for a home that is ready to enjoy from day one.





Situated in the highly sought-after town of Bingley, this beautifully refurbished three-bedroom semi-detached property offers stylish, modern living and is perfect for first-time buyers, growing families, or those looking for a home that is ready to enjoy from day one.

The property has been recently updated throughout, featuring a modern fitted kitchen, a contemporary bathroom, fresh décor, and new flooring, creating a bright and welcoming atmosphere. The spacious living accommodation is complemented by three well-proportioned bedrooms, providing flexibility for family life, home working, or guest space.

Externally, the home benefits from a private garden and off-street parking, while its convenient location offers easy access to local schools, amenities, transport links, and the stunning Yorkshire countryside.

Early viewing is highly recommended to appreciate the quality and finish of this turnkey home. Simply unpack and start enjoying everything this fantastic property has to offer.



Entrance Porch

Entrance Lobby

Living Room
12' 4" x 11' 9" (3.76m x 3.58m)

Kitchen Diner
11' 5" x 10' 10" (3.48m x 3.30m)

Utility / Store Room

First Floor Landing

Bedroom One
11' 9" x 8' 11" (3.58m x 2.72m)

Bedroom Two
10' 10" x 8' 11" (3.30m x 2.72m)

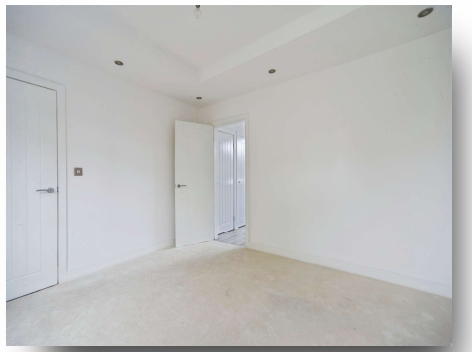
Bedroom Three
7' 1" x 6' 10" (2.16m x 2.08m)

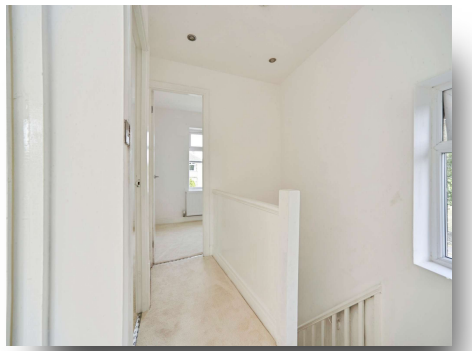
Bathroom

Exterior

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







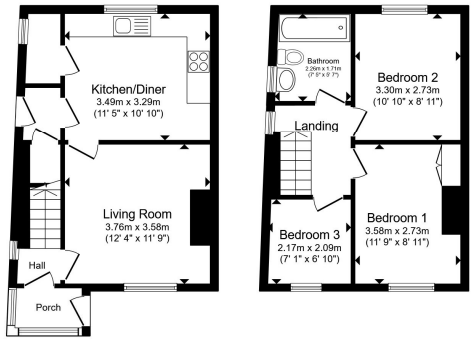
view this property online williamhbrown.co.uk/Property/SHP111539

welcome to

Royd Avenue, Bingley

- Recently refurbished throughout
- Spacious semi-detached property
- Three well-proportioned bedrooms
- Modern family bathroom
- Private enclosed garden

Tenure: Freehold EPC Rating: D
Council Tax Band: B

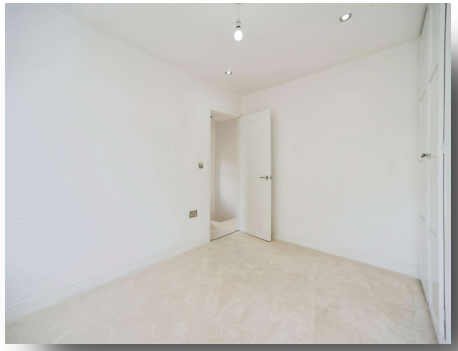


Total floor area 67.6 m² (727 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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£230,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP111539

The Property Ombudsman

Property Ref:
SHP111539 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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