



66 Ryedale Way, Allerton, Bradford, BD15 9AS

£75,000

- GROUND FLOOR APARTMENT
- ELECTRIC HEATING
- PRIVATE LAWNED GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO OPEN COUNTRYSIDE
- ONE DOUBLE BEDROOM
- FRONT AND REAR ACCESS
- COMMUNAL PARKING
- SOLD WITH NO CHAIN
- LEASEHOLD WITH SENSIBLE FEES

66 Ryedale Way, Bradford BD15 9AS

**** ONE BEDROOM GROUND FLOOR APARTMENT ** WELL PRESENTED ** PRIVATE GARDEN ** FRONT AND REAR ACCESS ** CUL-DE-SAC POSITION ** NO CHAIN **** Bronte Estates are pleased to offer for sale this vacant one bedroom property located in a little known cul-de-sac on the Sandy Lane side of Allerton, close to local walks and open countryside. Ideal for a couple, single person or a landlord investment. Offering 'ready to move in' accommodation and briefly comprising of: Entrance Hall, Lounge, Kitchen, Bedroom & Shower Room. Garden to the rear and communal parking. Early viewing is advised.



Council Tax Band: A



Entrance Hall

The front entrance door leads into an 'L' shaped hallway with doors off to the lounge, bedroom, bathroom and two useful storage cupboards. Electric wall heater.

Lounge

14'9 x 10'7

Window to the rear elevation, door to the rear garden, electric wall heater and a storage cupboard. Door to:

Kitchen

8'2 x 7'7

Fitted kitchen with a range of base and wall units, stainless steel sink & drainer and a window to the rear elevation. A washing machine and electric oven with grill and four ring hob is included in the sale.

Bedroom

11'1 x 10'3

Window to the rear elevation and an electric wall heater.

Shower Room

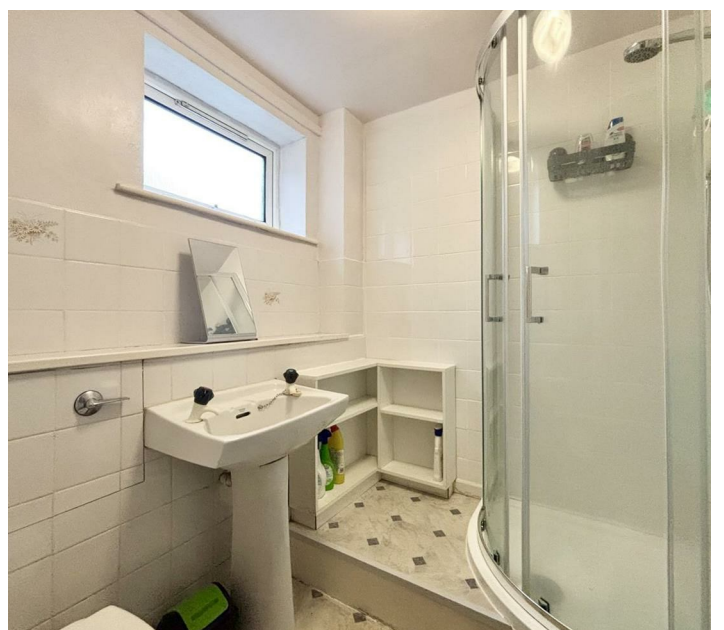
A white three piece bathroom consisting of a corner shower cubicle with sliding doors and an electric shower, pedestal washbasin and a low flush WC. Window to the front elevation.

External

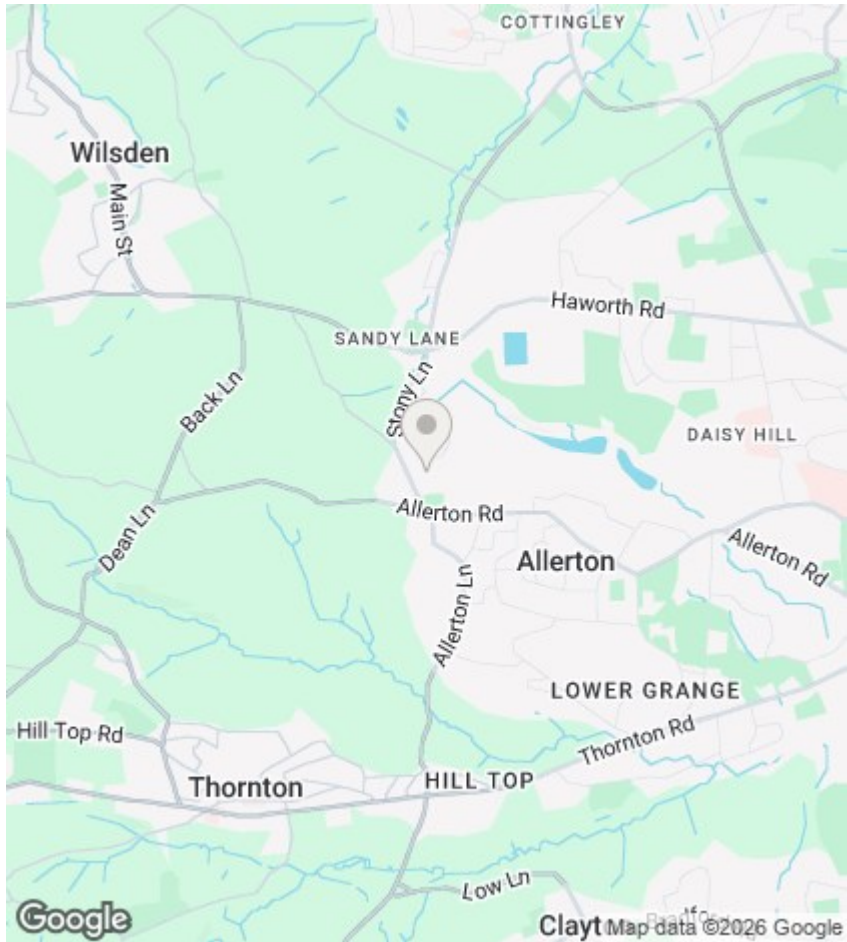
To the front of the property is a small shed/storage room and to the rear is a private and enclosed lawned garden with a gate from the parking area. Ideal for sitting out in the summer months.

Additional Information

The property is leasehold. The current lease expires in 2117. The ground rent is £10 per year and the estimated service charge for the year (1st April 2025 to 31st March 2026) was £854.78, and can be paid monthly.







Directions

From Stony Lane, follow Dalecroft Rise to the top and look out for a right hand turn into Rydale Way. Follow the road to the top and number 66 can be found facing you, a little to the right.

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC