



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	