



**Millwood**  
**Sycamore Avenue**  
**Bingley**  
**West Yorkshire**  
**BD16 1HQ**

**Offers in Excess of £125,000**

**bettermove**

# Sycamore Avenue

## Bingley

Bettermove are proud to present this 2 bedroom second floor flat within a gated development in Bingley.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated parking space and visitor spaces also available. The council tax band is C.

This is a leasehold property with 233 years remaining on the lease; the ground rent is £197.55 per annum and the service charge is £1059.06 per annum.

The interior of this well presented property comprises an open plan living room and kitchen. Two spacious bedrooms one with an ensuite and the family bathroom located on the second floor of the building.

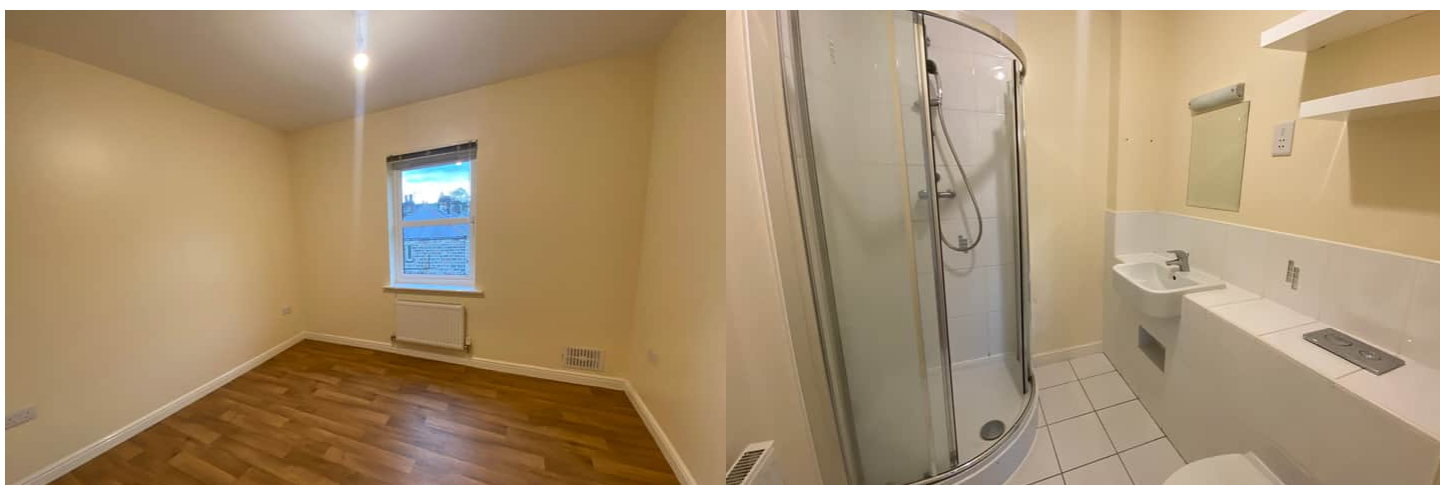
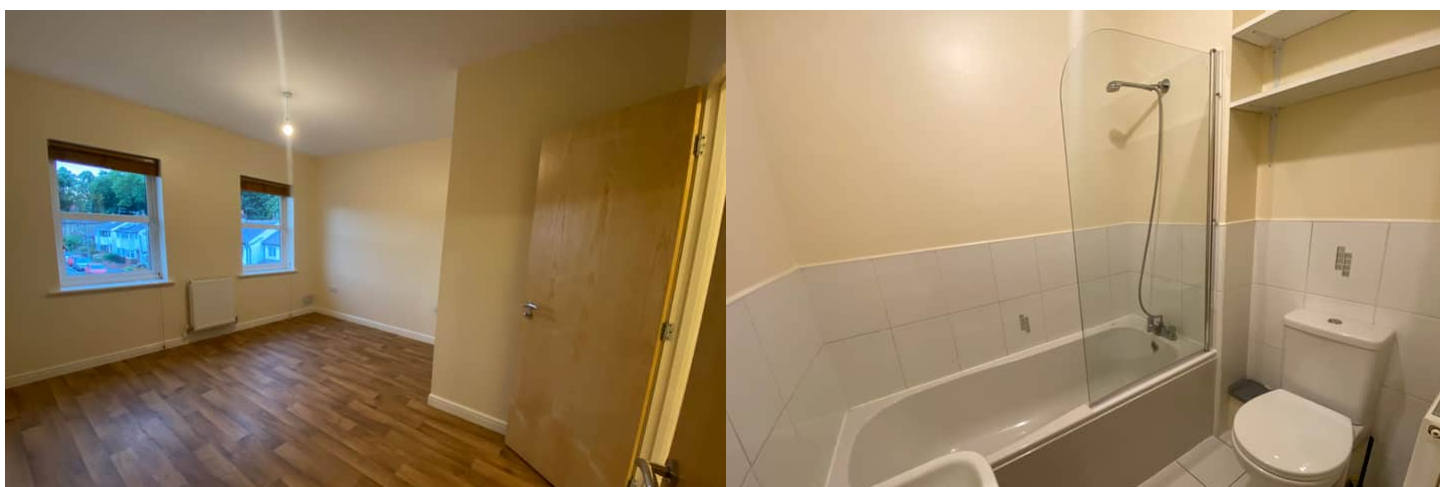
Located in the popular town of Bingley, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bingley Train Station, the A650 and many local buses.

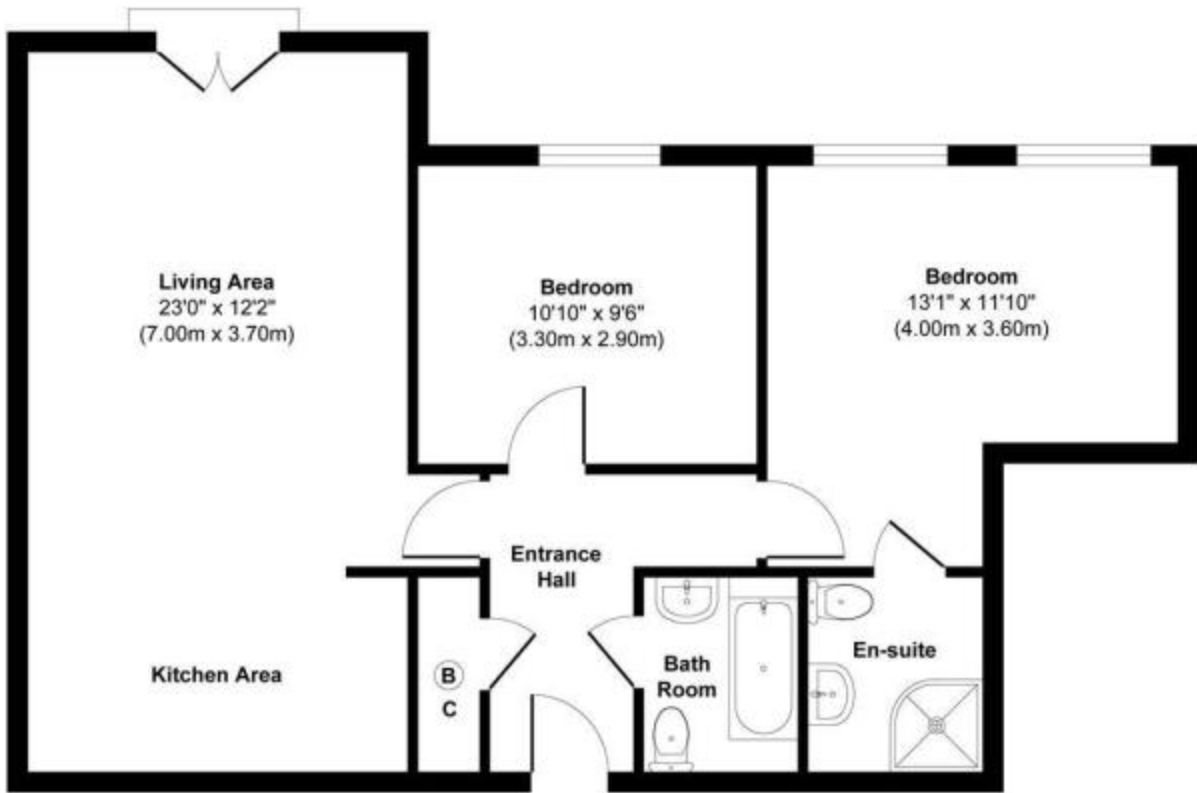
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Floor Plan**  
**Approximate Floor Area**  
**689 sq. ft**  
**(64.02 sq. m)**

**Approx. Gross Internal Floor Area 689 sq. ft / 64.02 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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