

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Millwood

Sycamore Avenue, Bingley, BD16 1HQ

Asking Price £149,950



CHAIN FREE - A superb two bedroom second floor apartment, which enjoys a sunny southerly aspect, and a chance to acquire in a most sought after central Bingley location. We have been informed by the vendor it is the largest apartment in the complex.

Comprising; internal entrance hall, accessed via secure communal intercom entry system, stair way access to the upper floors, entrance hall, lounge and modern kitchen with integrated appliances, two bedrooms with fitted wardrobes with bedroom one having en suite shower facilities, house bathroom with shower over the bath and useful storage cupboard housing the gas boiler. Externally is an allocated parking space in the main court yard.

The complex sits on the periphery of Bingley town centre. Bingley provides many every day amenities, shops, bars restaurants and many recreational facilities. Bingley station offers a frequent rail service to Leeds, Bradford and Skipton.

We have been informed by the vendor the ground rent is £197.55 per year and the service charge is £1099.92



N.B.  
Buildings insurance for 2026 which will be pro-rata at sale  
£346.96 p.a

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Note: Successful buyers will be required to complete ID and anti-money laundering checks. All estate agents have to do this by law. We outsource this process to our compliance partners, Coadjute, who charge a fee for this service £48 inc. VAT per buyer. Once this is paid to Coadjute and all checks completed, we will then be able to mark the property Sold Subject to Contract. The cost includes obtaining relevant data and any manual checks and monitoring which might be required. Hunters will receive some of the fee taken by Coadjute to compensate for its role in providing these checks.

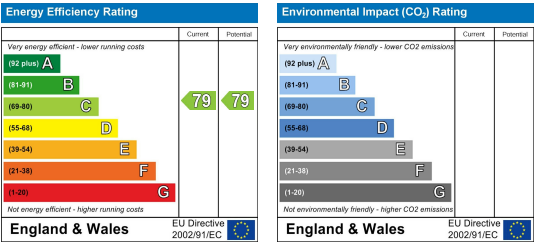
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.