



Spring Street, Idle,

£85,000

* TERRACE COTTAGE * ONE/TWO BEDROOMS * NO ONWARD CHAIN *
* SHARED COURTYARD * CONVENIENT LOCATION *

If you're looking for your first home or an investment property, this could be the house for you!!!

This one-two bedroom stone built cottage is available with no onward chain and benefits from gas central heating and upvc double glazing.

The accommodation is set over three floors and briefly comprises entrance, lounge, small kitchen, first floor bedroom, house bathroom and an occasional attic room.

To the outside there is a shared courtyard.



Entrance

Lounge

13'1" max x 11'6" max (3.99m max x 3.51m max)
With radiator.

Kitchen

9'4" x 3'5" (2.84m x 1.04m)
With modern wall and base units incorporating stainless steel sink unit, electric oven and hob.

First Floor

Bedroom One

11'2" x 9'7" (3.40m x 2.92m)
With radiator and built in wardrobes.

Shower Room

Three piece suite, part tiled walls and heated towel rail.

Second Floor

Occasional Attic Room

12'5" x 13'5" (3.78m x 4.09m)
No building regs.

Exterior

To the outside there is a communal courtyard to the front of the property.

Directions

From our office in Idle village take the left onto Idlecroft Rd, at the end turn right onto Bradford Road, turn left onto Spring St and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	88	(91 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	51	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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