



**Starting Post, Idle Moor,
Reduced £170,000**

* STONE COTTAGE * TWO BEDROOMS * GOOD SIZED GARDEN *
* POPULAR LOCATION * NO ONWARD CHAIN *

Occupying a desirable semi rural position, is this delightful two bedroom terrace cottage.
Benefits from both gas central heating and upvc double glazing.

The property briefly comprises entrance, lounge with dining area, fitted kitchen, basement store and cloakroom/wc. To the first floor there two bedrooms and a house bathroom with white suite.
To the outside there are good sized gardens and on street parking to the front.



Entrance

Lounge

18'8" x 15'7" (5.69m x 4.75m)

With a coal effect gas fire in feature fireplace surround, two radiators, upvc French door to rear garden.

Kitchen

14'7" x 8'9" (4.45m x 2.67m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, tiled floor and radiator.

Cloakroom/WC

With low suite wc, wash basin, plumbing for auto washer, radiator.

First Floor Landing

With radiator.

Bedroom One

15'10" x 10'4" (4.83m x 3.15m)

With a cast iron fireplace, radiator.

Bedroom Two

10'7" x 7'7" (3.23m x 2.31m)

With radiator.

Bathroom

Three piece white suite, tiled walls and radiator.

Exterior

To the outside there are gardens to both front and rear.

Directions

From our office in Idle village proceed straight up the High Street, at the top continue straight ahead onto Westfield Ln, turn left onto All Alone Rd and The Starting Post will be seen where the property is displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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	
A (92-100)		A (91-94)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
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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