



**Harrogate Road, Greengates,**

**£155,000**

\* STONE BUILT COTTAGE \* TWO BEDROOMS \* CHARACTERFUL \* GRADE II LISTED \*  
\* LOVELY GARDENS \* CLOSE TO SHOPS/AMENITIES \* DRIVEWAY PARKING \*

Occupying a delightful cul-de-sac location, is this charming two bedroom stone cottage.

Benefits from gas central heating and alarm system.

Entrance Porch, lounge, kitchen, two first floor bedrooms and house bathroom.

To the outside there are gardens and parking.



## Entrance Porch

## Lounge

12'3" x 12'3" (3.73m x 3.73m)

With electric fire in modern fireplace surround, radiator and exposed beams.

## Kitchen

11'9" x 8'7" (3.58m x 2.62m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer.

## First Floor Landing

## Bedroom One

11'4" x 9'1" (3.45m x 2.77m)

With radiator.

## Bedroom Two

9'10" x 6'7" (3.00m x 2.01m)

With radiator.

## Bathroom

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

## Exterior

To the outside there are gardens and parking.

## Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Rd, turn right onto Leeds Rd/A657, turn right onto Harrogate Rd/A658 and the property will shortly be seen 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-101)		A (92 plus)	
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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)