



Idle Road, Bolton Junction,

£69,995

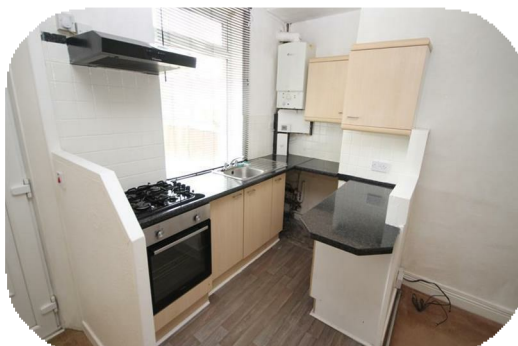
*** TERRACED COTTAGE * ONE BEDROOM * OPEN PLAN LOUNGE / KITCHEN *
* NO ONWARD CHAIN * LAWNED GARDEN ***

A fantastic opportunity for either first time buyer or investor to purchase this stone built terrace cottage.

Available with no onward chain and benefits from gas central heating and upvc double glazing.

The manageable accommodation briefly comprises entrance, open plan lounge/kitchen, useful basement cellar, one first floor bedroom and bathroom.

To the outside there is a lawned garden to the front.



Entrance

Open Plan Lounge/Kitchen

13'8" x 12' (4.17m x 3.66m)

Beechwood effect fitted kitchen area with a range of wall and base units incorporating stainless steel sink unit, oven & hob, radiator.

Cellar

Ideal for storage.

First Floor

Bedroom One

12'1" x 10'8" (3.68m x 3.25m)

Bathroom

Three piece white suite.

Exterior

To the outside there is a garden to the front.

Directions

From our office in Idle village take the left at the roundabout onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the second exit onto Idle Road, at Bolton Junction traffic lights proceed straight ahead to continue onto Idle Road the property will be found at the rear of the entrance to Penn Close, 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	90	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	68	(69-80) C	
(55-68) D		(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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