



**New Street, Idle,**

**£149,950**

\* END TERRACE \* TWO BEDROOMS \* STONE BUILT \* MODERN KITCHEN/BATHROOM \*  
\* ENCLOSED GARDEN \* CLOSE TO IDLE VILLAGE \* GREAT STARTER HOME \*

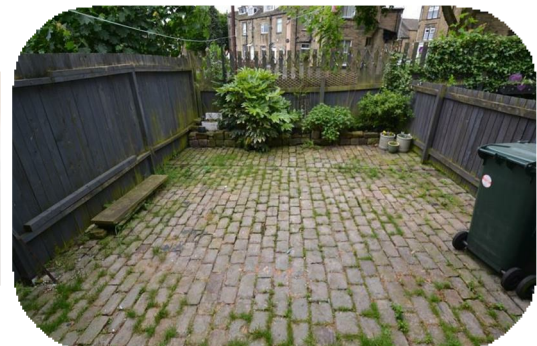
A fantastic opportunity for a first time buyer to purchase this very well presented stone built end terrace.

Benefits from gas central heating, upvc double glazing and alarm system.

The "ready to move into" accommodation briefly comprises entrance, lounge, modern fitted kitchen, basement cellar, two first floor bedrooms and modern white house bathroom.

To the outside there is an enclosed garden to the rear.

Viewing is highly recommended.



## Entrance

## Lounge

13'0" x 13'6" (3.96m x 4.11m")

With a cast iron coal effect with feature fireplace surround, oak floor and radiator.

## Kitchen

16'4" x 5'9" (4.98m x 1.75m)

Modern grey fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls and radiator.

## Cellar

## First Floor Landing

## Bedroom One

10'2" x 11'8" (3.10m x 3.56m")

With a cast iron feature fireplace surround, laminated wood floor and radiator.

## Bedroom Two

10'5" x 6'2" (3.18m x 1.88m)

With radiator.

## Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, part tiled walls and radiator.

## Exterior

To the outside there is an enclosed garden to the rear.

## Directions

From our office in Idle village take the right at the roundabout onto New Street and the property will shortly be seen on the right hand side 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	61	(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 <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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