



High Street Place, Idle,

£110,000

*** STONE COTTAGE * ONE BEDROOM * HEART OF IDLE * BEAUTIFULLY PRESENTED *
* PARKING * GREAT STARTER HOME * MUST BE VIEWED!!! ***

Occupying a backwater location on this lovely cobbled street, is this delightful stone built end terrace cottage.

Benefits from gas central heating and upvc double glazing.

The characterful accommodation briefly comprises entrance, open plan lounge/kitchen, one bedrooms and a house bathroom with white suite.

To the outside there are very well maintained communal gardens with allocated parking.



Entrance

With radiator.

Open Plan Lounge / Dining Kitchen

17'9" x 13'3" (5.41m x 4.04m)

Lounge Area

Well presented lounge with tiled floor, exposed beams.

Kitchen Area

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

First Floor Landing

With radiator.

Bedroom

13'3" x 10'11" (4.04 x 3.35)

Irregular Shape. With fitted wardrobes, cupboard and radiator.

Bathroom

Three piece white suite comprising wood panelled bath with shower over, pedestal wash basin, low suite wc, part tiled walls and radiator.

Exterior

To the outside there are very well presented communal gardens with lawns, border and patio, together with parking available.

Directions

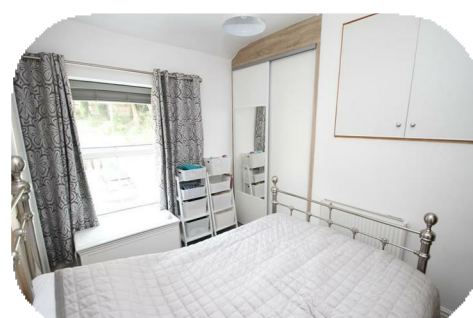
From our office in Idle village proceed straight ahead up The High Street, High Street Place is located on the right hand side where the property will be seen displayed via our For Sale board.

TENURE

The property is LEASEHOLD. We are advised that 964 years remain on the lease. Maintenance costs for the gardens are £15 per month, together with a 'peppercorn rent' of £1.00 per annum.

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		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) 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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