



**Howgate, Idle,**

**£250,000**

**\*\* STONE COTTAGE \*\* THREE BEDROOMS \*\* TWO BATH/SHOWER ROOMS \*\* PARKING \*\***  
**\*\* WELL PRESENTED THROUGHOUT \*\* OPEN PLAN LIVING DINING-KITCHEN \*\***  
**\*\* PART GRADE II LISTED \*\* CLOSE TO IDLE VILLAGE \*\* GARDENS & PARKING \*\***

A unique opportunity to purchase this delightful stone cottage which has been updated and modernised in recent years.

Benefits from gas central heating and mostly upvc double-glazing.

The "ready to move into" accommodation briefly comprises entrance hall, large open plan living dining-kitchen with integrated appliances and separate sitting room. Three first floor bedrooms (master having an en-suite), plus house shower room.

To the outside there are enclosed landscaped gardens.



Entrance Porch  
Radiator.

Open Plan Living Dining - Kitchen

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, double oven, breakfast bar, plumbing for auto washer and solid fuel burner.

Sitting Room  
Radiator.

First Floor Landing

Shower Room

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and heated towel rail.

Bedroom One

Modern fitted wardrobes and radiator.

En Suite

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Bedroom Two

Radiator.

Bedroom Three

Radiator.

Exterior

Enclosed landscaped garden and parking.

Council Tax Band

B

Tenure

FREEHOLD.



**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		
(92-100) <b>A</b>		85	(82-91) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(50-60) <b>C</b>		
(55-68) <b>D</b>			(35-49) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-10) <b>G</b>		
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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