



Ley Fleaks Road, Idle,

£115,000

- * STONE COTTAGE * ONE BEDROOM * OPEN PLAN LOUNGE/KITCHEN * NO CHAIN *
- * ENCLOSED GARDEN * CLOSE TO IDLE VILLAGE * MODERN SHOWER ROOM *
- * GRADE II LISTED * BUILT c1711 *

A fantastic opportunity for either a first time buyer, investor or downsizer to purchase this delightful one bedroom stone character grade 2 listed cottage.

Built circa 1711, the property benefits from gas central heating, double glazing and briefly comprises entrance, open plan lounge/kitchen, first floor bedroom with exposed beams and a modern shower room. To the outside there is a small enclosed garden.



Entrance

Open Plan Lounge/Kitchen

15'8" x 13'6" (4.78m x 4.11m)
Kitchen area is fitted with a range of modern wall and base units incorporating stainless steel sink unit, electric oven and hob, part tiled walls.
Lounge has a feature fireplace and radiator.

First Floor Landing

Bedroom One

16'9" x 14'9" narrowing to 9'9" (5.11m x 4.50m narrowing to 2.97m)
With exposed beams and two radiators.

Shower Room

Modern three piece shower room.

Exerior

To the outside there is a small garden.

Directions

From our our office in Idle village take the left onto Idlecroft Road, take the left onto Ley Fleaks Road and the property will shortly be seen on the left 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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		91	(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		
(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		

