



**Cobden Street, Idle,**

**£85,000**

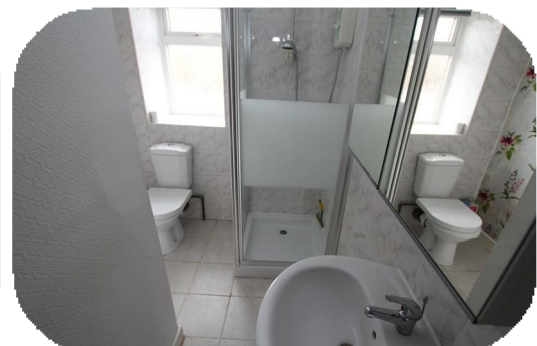
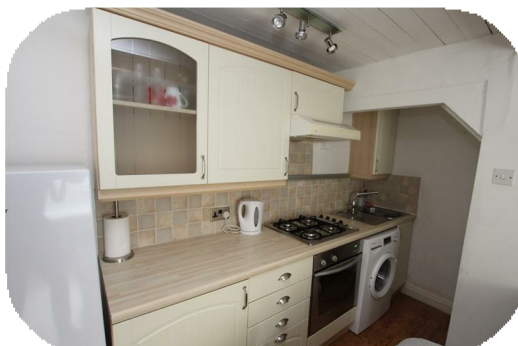
**\*\* STONE COTTAGE \*\* ONE BEDROOM \*\* OPEN PLAN LOUNGE KITCHEN \*\***

**\*\* CLOSE TO IDLE VILLAGE \*\* NO CHAIN \*\* IDEAL FOR FTB/INVESTOR \*\***

Looking for a starter home or investment property? Then this is the house for you!

This delightful one bedroom stone cottage benefits from upvc double glazing and is available with vacant possession.

The property briefly comprises entrance, open plan lounge/kitchen, one bedroom and shower room.  
To the outside there is a small garden.



Entrance

Open Plan Lounge / Kitchen

13'6" x 12'6" (4.11m" x 3.81m")

Lounge area having a coal effect gas fire with feature fireplace surround and laminate wood floor.

Kitchen area has a range of modern cream wall and base units incorporating stainless steel sink unit, stainless steel oven & hob, plumbing for auto washer and part tiled walls.

First Floor Landing

Bedroom One

12'5" x 9'5" (3.78m" x 2.87m")

Shower Room

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

Exterior

Small garden to the front.

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		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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	(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		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

