



## Stansfield Place, Idle,

**£90,000**

\* STONE TERRACE \* THROUGH-BY-LIGHT \* TWO BEDROOMS \* NO CHAIN \*  
\* OPEN PLAN LOUNGE/KITCHEN \* MODERN BATHROOM \* SMALL GARDEN \*

Occupying a lovely backwater location, is this delightful two bedroom stone built cottage.

Modernised and benefits from gas central heating and upvc double glazing.

The easy to maintain accommodation briefly comprises entrance, open plan lounge/kitchen, two single bedrooms and a house bathroom.

To the outside there is a small garden area.





## Entrance

## Open Plan Lounge / Kitchen

14'9" x 14'2" (4.50m x 4.32m)

Lounge Area has an electric fire.

Kitchen Area is fitted with a range of modern wall and base units incorporating laminated sink unit, electric oven and hob, integrated fridge/freezer, part tiled walls.

## Cellar

## First Floor Landing

With radiator.

## Bathroom

Three piece modern white suite.

## Bedroom One

9'10" x 7'3" (3.00m x 2.21m)

With radiator.

## Bedroom Two

11'3" x 5'6" (3.43m x 1.68m)

With radiator.

## Exterior

To the outside there is a garden area to the front.

## Directions

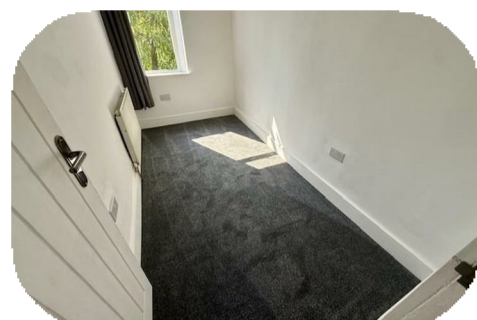
From our office in Idle village continue straight onto High St, at the top continue straight onto Westfield Ln, turn right onto Greenfield Ln and Stansfield Place will shortly be seen on the left where the property is displayed via our For Sale board.

## 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		92	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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