



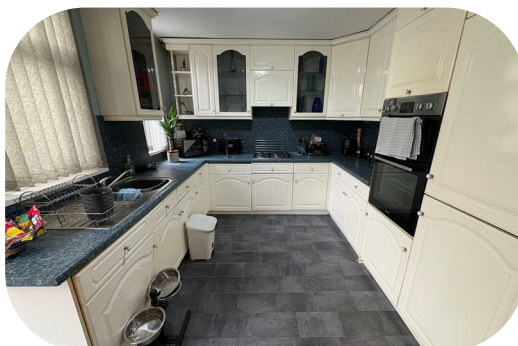
**New Line, Greengates,
Reduced To £170,000**

* SEMI DETACHED * THREE BEDROOMS * NO ONWARD CHAIN * MODERN BATHROOM *
* CONSERVATORY * LANDSCAPED GARDEN * CLOSE TO AMENITIES/TRAIN STATION *

Occupying a popular location on the Leeds/Bradford border, is this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, fitted dining kitchen, conservatory, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens to both and rear.



Entrance Hall

Lounge

13'9" x 12'8" (4.19m x 3.86m)
With a coal effect gas fire in feature fireplace surround.

Dining Kitchen

16'1" x 9'6" (4.90m x 2.90m)
Fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, fridge freezer, auto washer, dishwasher.

Conservatory

10'6" x 10'5" (3.20m x 3.18m)

First Floor Landing

Bedroom One

10'9" x 9'2" (3.28m x 2.79m)
With radiator.

Bedroom Two

12'9" x 8'8" (3.89m x 2.64m)
With fitted wardrobes and radiator.

Bedroom Three

10'2" narrowing to 7'6" x 7' (3.10m narrowing to 2.29m x 2.13m)
With radiator.

Bathroom

Modern white three piece suite, tiled walls and heated towel rail.

Exterior

To the outside there are is a garden to the front, enclosed landscaped garden to the rear with pond.

Directions

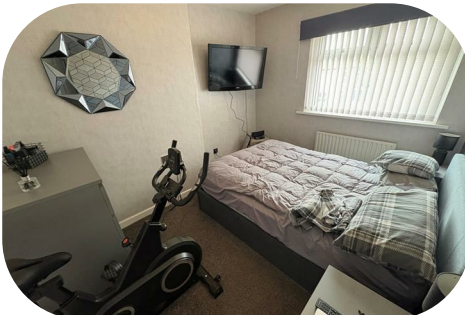
From our office in Idle village take the right onto New Street, continue onto Apperley Road, right onto Leeds Road and continue onto New Line where the property will be seen displayed via our For Sale board on the right hand side.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



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			(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

