



Croft Street, Idle,

£155,000

**** WELL PRESENTED ** DECEPTIVELY SPACIOUS ** HEART OF IDLE VILLAGE **
* MODERN KITCHEN/BATHROOM * STUDY ***

A fantastic opportunity for the first time buyer to purchase this characterful two bedroom stone built terrace cottage. Situated in the heart of Idle village and benefits from gas central heating, upvc double glazing and alarm system. Entrance, lounge, modern fitted dining kitchen with integral appliances, basement cellar, two first floor bedrooms, study/dressing room and modern house bathroom. To the outside there is a small garden frontage.



Lounge

13' x 12'7" irregular shape (3.96m x 3.84m irregular shape)
With bay window and radiator.

Dining Kitchen

18'6" x 13'10" narrowing to 10'9" (5.64m x 4.22m narrowing to 3.28m)
Modern fitted kitchen having a range of white wall, base and display units incorporating stainless steel sink unit, electric oven and hob, integral dishwasher, radiator, part tiled walls, radiator and laminated wood floor.

Basement Cellar

First Floor Landing

Bedroom One

13'4" x 13'10" (4.06m x 4.22m)
With radiator and bay window.

Bedroom Two

9'10" x 8'4" (3.00m x 2.54m)
With radiator.

Study/Dressing Room

8'7" x 6'3" (2.62m x 1.91m)
With radiator. (photo shown was taken prior to current owner moving in).

Bathroom

Modern white three piece suite comprising panelled bath with shower and screen over, low suite wc, pedestal wash basin, tiled walls and radiator.

Exterior

To the outside the property has a small garden frontage.

Directions

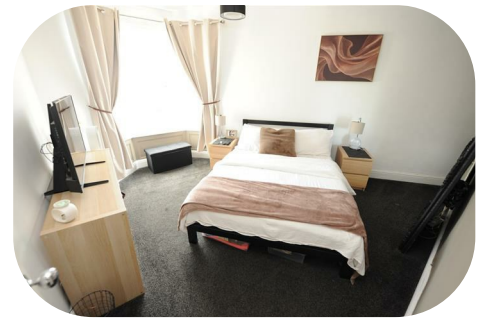
From our office in Idle village proceed right through The Green and leave the village taking the left into Albion Road, shortly after Croft Street will be seen on the left hand side where the property is situated on the left hand side displayed via our For Sale board.

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	
86	65		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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