



## Ley Fleaks Road, Idle,

**£75,000**

Public Notice - 62 Ley Fleaks Road, BD10 8RE - We are acting in the sale of the above property and have received an offer of £77,500. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating - D.

**\* FRONT TERRACE \* ONE BEDROOM \* STONE BUILT \* NO CHAIN \*  
\* OPEN PLAN LOUNGE/KITCHEN \* IDEAL FTB/INVESTMENT PROPERTY \***

Available with no onward chain, is this stone built one bedroom back to back terrace.

Situated close to Idle village and briefly comprises entrance, open plan lounge/kitchen, basement cellar, first floor bedroom and bathroom with white suite.



## Entrance

## Open Plan Lounge/Kitchen

12'2" x 13'3" (3.71m x 4.04m)

Lounge Area has a feature fireplace, radiator, laminated wood floor.

Kitchen Area has a range of wall and base units incorporating laminated sink unit, oven and hob (not tested).

## Cellar

## First Floor Landing

## Bedroom One

13'2" x 6'10" (4.01m x 2.08m)

With built in wardrobes and radiator.

## Bathroom

Three piece white suite.

## Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Ley Fleaks Rd, take the right to continue on Ley Fleaks Rd and the property will be seen 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	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)