



**Greenfield Lane, Idle,**

**£89,950**

**\* STONE COTTAGE \* ONE BEDROOM \* GRADE II LISTED \* NO CHAIN \*  
\* CLOSE TO IDLE VILLAGE \* OPEN PLAN LOUNGE/KITCHEN \***

If you're looking to downsize, buy your first home or an investment property - then this could be the property for you!!

Occupying a popular backwater location, yet close to shops, amenities and public transport. Available with no onward chain, the property briefly comprises entrance, open plan lounge/kitchen, one bedroom and bathroom.



Open Plan Lounge/Kitchen

13'4" x 12' (4.06m x 3.66m)  
Kitchen area has wall and base units incorporating sink unit, electric cooker.  
Lounge area has an electric fire and laminated wood floor.

Cellar

First Floor Landing

Bedroom One

11'10" x 11'4" (3.61m x 3.45m)

Bathroom

Three piece white suite.

Directions

From our office in Idle village continue straight up The High St, at the top continue straight across onto Westfield Ln, turn right onto Greenfield Ln 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 |         |           |
| (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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

