



**Croft Street, Idle,**

**£139,995**

\* CHARACTER COTTAGE \* ONE BEDROOM \* MODERN KITCHEN \* GARDEN \*  
\* CLOSE TO IDLE VILLAGE \* GREAT STARTER HOME \* WELL PRESENTED \*

Offering 'ready to move into' accommodation, is this delightful one bedroom rear terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted kitchen, basement cellar, first floor bedroom, plus a modern shower room with white suite.

To the outside there is a lawned and patio garden with a stone outbuilding.



## Entrance

## Lounge

12'8" x 12'4" (3.86m x 3.76m)

With electric coal effect stove set in feature fireplace surround, oak flooring, radiator, wall cupboard.

## Breakfast Kitchen

11'4" x 6' (3.45m x 1.83m)

Modern cream fitted kitchen having a range of wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for auto washer.

## First Floor Landing

## Bedroom One

14'9" x 8'1" (4.50m x 2.46m)

With store cupboard, laminated wood floor and radiator.

## Shower Room

Three piece modern white suite, part tiled walls and heated towel rail.

## Loft

Part boarded. Accessed via a pull down ladder.

## Exterior

To the outside there is a lawned and patio garden.

## Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Rd, turn right onto Croft St 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-91) A		85	(92 plus) A		
(91-81) B			(91-91) B		
(80-65) C			(80-90) C		
(55-48) D	63		(55-60) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-38) 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)