



## New Line, Greengates,

**£179,950**

\* STONE DETACHED \* GRADE II LISTED \* TWO/THREE BEDROOMS \* CONSERVATORY \*  
\* GARDENS \* PARKING \* CLOSE TO PUBLIC TRANSPORT, RESTAURANTS, SHOPS & TRAIN STATION \*  
This stone built detached house offers an abundance of character and features associated with a Grade 2 Listed property.

The accommodation is deceptively spacious and briefly comprises entrance, lounge, dining kitchen, conservatory, two first floor bedrooms and house bathroom, together with an overall attic room to the second floor.

To the outside there is a lovely cottage style garden and parking.





## Entrance

## Lounge

14'6" x 12'10" (4.42m x 3.91m)

With electric stove set in chimney breast with feature fireplace surround, radiator.

## Dining Kitchen

12'3" x 16'6" (3.73m x 5.03m)

Dark oak effect fitted wall and base units incorporating laminated sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, two radiators.

## Conservatory

7'8" x 7'9" (2.34m x 2.36m)

With radiator and upvc French doors to rear garden.

## Cellar

## First Floor Landing

With radiator.

## Bedroom One

12'5" x 12'2" (3.78m x 3.71m)

With built in wardrobes, radiator.

## Bedroom Two

9'9" x 10'9" (2.97m x 3.28m)

With radiator.

## Bathroom

Three piece suite, tiled walls and radiator.

## Attic Room

15'6" x 10'7" (4.72m x 3.23m)

No building regulations. With radiator.

## Exterior

To the outside there is off-road parking to the side and an enclosed garden to the rear.

## Directions

From our office in Idle village take the right onto New Street, proceed straight ahead onto Apperley Road, turn right onto Leeds Road and proceed straight ahead onto New Line and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C



**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 |           |  |
| (92-100) A                                  |           |  | (92-100) 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   |           |  |

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)