



## Lenton Villas, Idle,

**£250,000**

\* STONE BUILT TERRACE \* FOUR BEDROOMS \* THREE STOREY ACCOMMODATION \*

\* VERY WELL PRESENTED \* CUL-DE-SAC LOCATION \* FITTED DINING KITCHEN \*

\* CLOSE TO WELL REGARDED SCHOOLS \* CHARACTERFUL WITH HIGH CEILINGS & LARGE ROOMS \*

A fantastic opportunity for the growing family to purchase this delightful four bedroom stone built through terrace.

Benefits both gas central heating, upvc double glazing and briefly comprises reception hall, lounge, fitted dining kitchen, useful basement cellar, two first floor bedrooms and house shower room. To the second floor there are two further attic bedrooms.

To the outside there is a small garden and a yard.



## Entrance Hall

## Lounge

13'5" x 12'5" (4.09m x 3.78m)

With bay window, radiator and two built in wall cupboards.

## Dining Kitchen

12'1" x 16'4" (3.68m x 4.98m)

Fitted dining kitchen having a range of white wall and base units incorporating stainless steel sink unit, stainless steel double oven and hob, dishwasher, plumbing for auto washer, built in storage cupboard.

## First Floor Landing

With radiator.

## Bedroom One

11'2" x 14'4" (3.40m x 4.37m)

With radiator and built in wardrobes.

## Shower Room

Three piece suite, tiled walls and radiator.

## Bedroom Two

9'7" x 9'6" (2.92m x 2.90m)

With built in wardrobes and radiator.

## Second Floor

## Bedroom Three

15'1" x 8'1" extending to 11'3" (4.60m x 2.46m extending to 3.43m)

With radiator.

## Bedroom Four

14'9" x 9' (4.50m x 2.74m)

With radiator.

## Exterior

To the outside there is a small garden to the front and a yard to the rear.

## Directions

From our office in Idle village proceed straight up The High Street, turn right onto Town Ln, left onto Sherborne Rd, right onto Lenton Villas and the property will be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band

C / 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 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	

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