



Wellington Street, Idle,

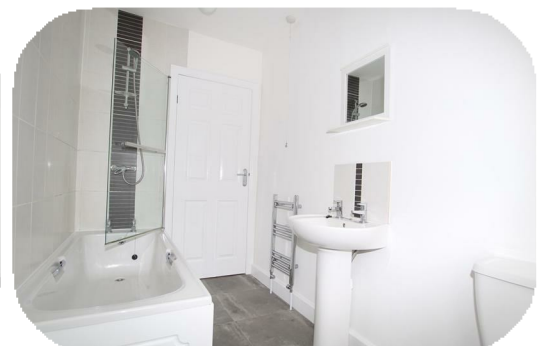
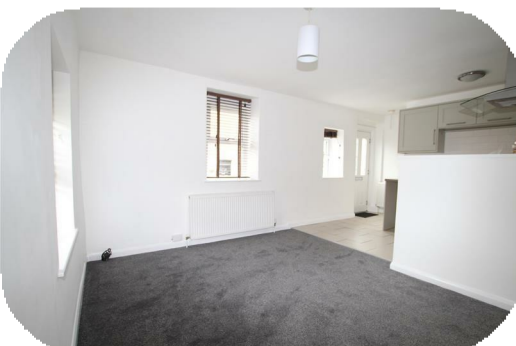
£99,950

- * END STONE COTTAGE * ONE BEDROOM * HEART OF IDLE VILLAGE *
- * OPEN PLAN LOUNGE/KITCHEN * SMALL YARD * NO ONWARD CHAIN *

If you're looking for your first home, investment or are downsizing . . . then this could be the house for you!!!
Situating in Idle village and available with no onward chain, the property benefits from gas central heating, upvc double glazing and alarm system.

The easy to maintain accommodation briefly comprises entrance, open plan lounge/kitchen, first floor bedroom and a house bathroom.

To the outside there is a small yard to the side.



Entrance

With radiator.

Open Plan Lounge/Kitchen

16'4" x 12'5" (4.98m x 3.78m)

Lounge Area has a radiator.

Kitchen Area is fitted with a range of modern fitted wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

First Floor Landing

With radiator.

Bedroom One

12'6" x 10'8" (3.81m x 3.25m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls, heated towel rail, useful store cupboard.

Exterior

To the outside there is a small yard to the side.

Directions

From our office in Idle village take the onto Idlecroft Rd, take the left onto Bradford Rd, left onto Wellington St and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		84	(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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

