



Leeds Road, Greengates,

£139,950

- * COTTAGE * TWO BEDROOMS * CLOSE TO AMENITIES *
- * IDEAL STARTER HOME * NO ONWARD CHAIN * GARDEN *

Situated close to local amenities and transport links, is this two bedroom stone built cottage. Benefits from gas central heating, upvc double glazing and briefly comprises modern kitchen, lounge, two first floor bedrooms and four piece modern house bathroom.

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

EARLY VIEWING A MUST!!!



Kitchen

16'4" x 11'4" (4.98m" x 3.45m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, radiator.

Lounge

14'4" x 14'7" (4.37m" x 4.45m")

First Floor

Bedroom One

14'2" x 16'4" (4.32m" x 4.98m")

Bedroom Two

10'1" x 9'5" (3.07m" x 2.87m")

Bathroom

Modern four piece suite comprising panelled bath, shower cubicle, pedestal wash basin and low suite wc, towel radiator.

Exterior

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

Directions

From our office in Idle village take the right onto New Street, continue onto Apperley Road, take the right onto Leeds Road, the property will shortly be seen on the right hand side 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.

