



Longlands, Idle,

£119,950

**** MODERN APARTMENT ** POPULAR DEVELOPMENT ** ONE BEDROOM ** IMMACULATE ****

*** MODERN KITCHEN & BATHROOM * REAR VIEWS * PARKING * CONVERTED GARAGE ***

Occupying a much sought after location close to Idle village, is this very well presented modern one bedroom apartment.

Benefits from upvc double glazing, electric heating and alarm system.

The 'ready to move into' accommodation briefly comprises entrance, large modern open plan lounge/kitchen, one bedroom and a modern bathroom.

To the outside there is allocated parking and an integral garage beneath the apartment which has been converted to provide part storage and a playroom/study.



Immaculate one bedroom apartment, situated in a much sought after location close to Idle village.

The 'ready to move into' accommodation benefits from upvc double glazing, electric heating, alarm system and briefly comprises entrance, large modern open plan lounge/kitchen, one bedroom and a modern bathroom.

To the outside there is allocated parking and an integral garage beneath the apartment which has been converted to provide part storage and a playroom/study.

Entrance

Access to integral garage. Staircase leading to the first floor accommodation.

Open Plan Lounge/Kitchen

16'11" x 20'8" (5.16m x 6.30m)

Lounge area has a modern Calor wall mounted gas fire.

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

Bedroom

11'2" x 10'2" (3.40m x 3.10m)

With electric heater.

Bathroom

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

Exterior

To the outside there is allocated parking and an integral garage beneath the apartment which has been converted to provide part storage and a playroom/study.

Directions

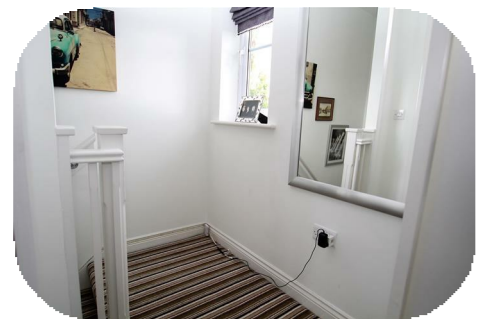
From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street onto the High Street, take the immediate right onto Longlands, take the immediate right into the car park behind the Elm Tree House apartment block, and the property will be seen straight ahead.

TENURE

Leasehold. We await details of the lease from the vendor.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. 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		(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	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk