Sugdens
Sales & Lettings

Ley Fleaks Road, Idle,

£120,000

* CORNER COTTAGE * TWO BEDROOMS * NO ONWARD CHAIN * CLOSE TO IDLE VILLAGE *
* SMALL FRONT GARDEN * GREAT STARTER HOME *

If you're looking to purchase your first home, wanting an investment property or thinking of downsizing - then this could be the house for you!!!

This stone built two bedroom cottage is offered with no onward chain.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there is a small garden.

Entrance

Lounge
13'4" x 11'5" (4.06m x 3.48m)
With a coal effect electric fire in ornate stone feature fireplace surround, radiator.

Kitchen
13' x 6'7" (3.96m x 2.01m)
Fitted kitchen having a range of white wall and base units incorporating a stainless steel sink unit, gas cooker, plumbing for auto washer, radiator.

First Floor Landing

Bedroom One
14'9" x 8'1" (4.50m x 2.46m)
With radiator.

Bedroom Two
8'2" x 12'6" (2.49m x 3.81m)
With radiator.

Bathroom
Three piece white suite.

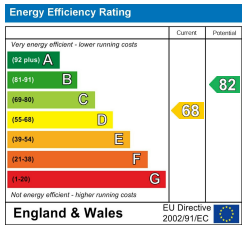
Exterior
To the outside there is a small garden to the front.

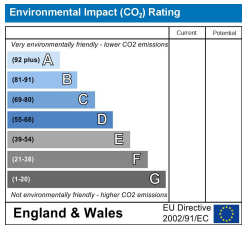
Directions
From our office in Idle village take the left onto Idlecroft Rd, left onto Ley Fleaks Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
A / 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.





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