



Wood Lane, Bd2,

£129,995

* END COTTAGE * TWO BEDROOMS * CONSERVATORY * LARGE GARDEN *
* MODERN KITCHEN * STONE BUILT *

Wanting a cottage with a large garden? This could be the one for you!!

This lovely two bedroom stone cottage has been much improved and offers a perfect starter home. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, conservatory, modern fitted kitchen, lounge, two first floor bedrooms and a house bathroom with white suite. To the outside the property has off-road parking and occupies a substantial sized garden plot.



Entrance Conservatory

12'8" x 9' (3.86m x 2.74m)

With tiled floor and underfloor heating.



Kitchen

12'10" x 8'6" (3.91m x 2.59m)

Modern wall and base units comprising gas hob, electric oven, stainless steel sink unit, plumbing for auto washer, part tiled walls and radiator.

Lounge

12'6" x 11'11" (3.81m x 3.63m)

Having a solid fuel burner set in chimney breast, two radiators.



Cellar

First Floor Landing

Bedroom One

11'9" x 8' (3.58m x 2.44m)

With radiator.



Bedroom Two

12'7" x 9'5" (3.84m x 2.87m)

With radiator.



Bathroom

Three piece white suite, part tiled walls, radiator.



Exterior

To the outside there is a large garden and parking.

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.

Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the third exit onto Swain House Rd, proceed onto Kings Road, turn left onto Wood Lane and the property will shortly be seen displayed via our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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.

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