



**Ley Fleaks Road, Idle,**

**£75,000**

\* FRONT TERRACE \* ONE BEDROOM \* STONE BUILT \* NO CHAIN \*  
\* OPEN PLAN LOUNGE/KITCHEN \* IDEAL FTB/INVESTMENT PROPERTY \*

Available with no onward chain, is this stone built one bedroom back to back terrace.

Situated close to Idle village and briefly comprises entrance, open plan lounge/kitchen, basement cellar, first floor bedroom and bathroom with white suite.



## Entrance

### Open Plan Lounge/Kitchen

12'2" x 13'3" (3.71m x 4.04m)

Lounge Area has a feature fireplace, radiator, laminated wood floor.

Kitchen Area has a range of wall and base units incorporating laminated sink unit, oven and hob (not tested).



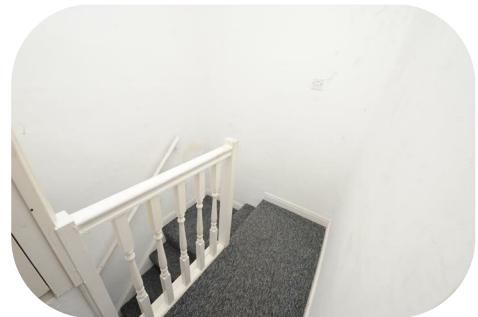
## Cellar

### First Floor Landing

### Bedroom One

13'2" x 6'10" (4.01m x 2.08m)

With built in wardrobes and radiator.



### Bathroom

Three piece white suite.



### Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Ley Fleaks Rd, take the right to continue on 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.

Energy Efficiency 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			
(11-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Nil environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			