



Green Lane, Idle,

£210,000

* STONE BUILT * POPULAR LOCATION * WELL PRESENTED * MODERN KITCHEN *
* OPEN VIEWS TO FRONT * RE-ROOFED 2022 *

Occupying a much sought after location with an open aspect to the front, is this immaculately presented three bedroom stone built detached cottage.

Having modern décor throughout and offering 'ready to move into' accommodation benefiting from gas central heating, upvc double glazing and briefly comprises entrance porch, modern oak effect fitted kitchen, large lounge, three good sized first floor bedrooms and shower room.

To the outside there is a garden area and parking.
Early viewing is recommended.



Entrance Porch/Utility

With tiled floor, storage cupboard and radiator.

Lounge

19'1" x 16'2" (5.82m x 4.93m)

Having a solid fuel burner set in chimney breast on a stone hearth, parquet flooring, three radiators.

Kitchen

17'11" narrowing to 11'10" x 6'9" (5.46m narrowing to 3.61m x 2.06m)

Modern oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, storage cupboard, plumbing for auto washer and radiator.

Cloakroom/Store Cupboard

First Floor Landing

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls and radiator.

Bedroom One

11'4"max x 11'3" (3.45m"max x 3.43m")

With built in wardrobes, display unit and radiator.

Bedroom Two

11'0" x 7'5" (3.35m" x 2.26m")

With radiator.

Bedroom Three

7'4" x 7'6" (2.24m" x 2.29m")

Radiator.

Exterior

To the outside there is a garden and parking to the front.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the roundabout up the High Street, at the top take the left into Highfield Road and proceed to the bend taking the right here into Green Lane, continue up Green Lane where our property will be immediately found on the right hand side displayed via our For Sale sign.



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			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk