



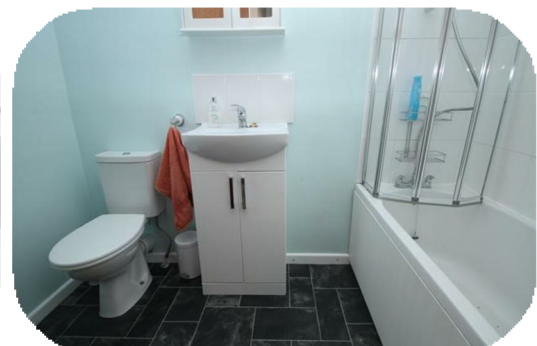
Ley Fleaks Road, Idle,
Reduced To £149,950

- * SEMI DETACHED * TWO BEDROOMS * CONSERVATORY * PARKING * NO CHAIN *
- * STONE BUILT * FANTASTIC STARTER HOME *

Situated in the heart of Idle village and available with no onward chain, is this delightful two bedroom stone built semi detached.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, dining area, lounge, fitted kitchen, conservatory, two first floor bedrooms - master bedroom having en-suite wc, together with a house bathroom.

To the outside there are gardens and parking.



Entrance / Dining Area

7' x 5'3" (2.13m x 1.60m)

With radiator.

Lounge

10' x 15'4" (3.05m x 4.67m)

With a coal effect gas fire in feature fireplace surround, radiator.

Kitchen

9'7" x 6'6" (2.92m x 1.98m)

Fitted kitchen having a range of cream wall and base units incorporating laminated sink unit, split level oven and hob, part tiled walls.

Conservatory

8'5" x 7'10" (2.57m x 2.39m)

With radiator.

First Floor Landing

Bedroom One

10'5" x 10'6" (3.18m x 3.20m)

With fitted wardrobes and radiator. En Suite WC;

En Suite WC

With low suite wc, wash basin, store cupboard, radiator.

Bedroom Two

8'5" x 8'2" (2.57m x 2.49m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

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

Directions

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

TENURE

FREEHOLD

Council Tax Band

B



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		
	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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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