



Back Lane, Heaton,

£130,000

* STONE COTTAGE * TWO BEDROOMS * IDEAL INVESTMENT/STARTER HOME *
* MODERN FITTED KITCHEN * HEART OF HEATON VILLAGE * GARDENS * GARAGE *
Providing 'ready to move into' accommodation, is this delightful two bedroom stone cottage.

Benefits from gas central heating and upvc double glazing.

Briefly comprises entrance, lounge, modern fitted kitchen, rear porch/utility, two first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and garage.



Entrance

With radiator.

Rear Porch/Utility

Lounge

14'6" x 17'8" (4.42m x 5.38m)

Having a wood burner set in chimney breast, exposed polished wood floorboards, radiator and exposed beams.



Kitchen

13'1" x 7'9" (3.99m x 2.36m)

Modern fitted kitchen having a range of white wall and base units incorporating stainless steel sink unit, electric oven and hob, radiator.

Cellar

First Floor Landing

With cloaks cupboard.



Bedroom One

10'6" x 11'5" (3.20m x 3.48m)

With radiator.

Bedroom Two

11'8" x 6'10" (3.56m x 2.08m)

With radiator.



Bathroom

Three piece white suite, tiled walls and radiator.



Exterior

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

Directions On

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, straight ahead at the Morrisons roundabout, at Five Lane Ends roundabout take the 3rd exit onto Swain House Rd, continue straight onto King's Rd, turn right onto Queen's Rd/A6177, right onto Manningham Ln/A650, turn left onto Emm Ln, continue onto Highgate, right onto Quarry St and Back Lane will be found where the property is 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
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			69
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(11-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC