



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92-100) A		89	(92-100) 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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