



Longlands, Idle,

£137,000

**** MODERN APARTMENT ** POPULAR DEVELOPMENT ** ONE BEDROOM ** IMMACULATE **
* MODERN KITCHEN & BATHROOM * REAR VIEWS * PARKING * CONVERTED GARAGE ***

Occupying a much sought after location close to Idle village, is this very well presented modern one bedroom apartment. Benefits from upvc double glazing, Wifi controlled electric heating and alarm system.

The 'ready to move into' accommodation briefly comprises entrance, converted garage, large modern open plan lounge/kitchen, one bedroom and a modern bathroom. To the outside there is allocated parking and an integral garage beneath the apartment which has been converted to provide part storage and a study/dressing room.



Entrance

Access to integral garage. Staircase leading to the first floor accommodation.

Converted Garage

Ideal for storage and currently used as a study/dressing room.

Open Plan Lounge/Kitchen

16'11" x 20'8" (5.16m x 6.30m)

Lounge area has a modern Calor wall mounted gas fire and two electric panel heaters.

Kitchen area is fitted with a range of modern high gloss wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, dishwasher, part tiled walls, two electric heaters.

Bedroom

11'2" x 10'2" (3.40m x 3.10m)

With electric heater.

Bathroom

Three piece modern white suite, part tiled walls and heated towel rail.

Exterior

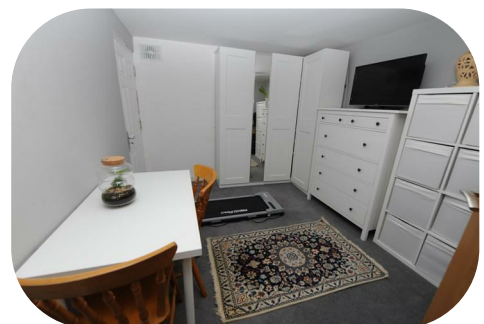
To the outside there is allocated parking and an integral garage beneath the apartment which has been converted to provide part storage and a playroom/study.

Directions

From our office in Idle village proceed straight ahead at the roundabout at the bottom of the High Street onto the High Street, take the immediate right onto Longlands, take the immediate right into the car park behind the Elm Tree House apartment block, and the property will be seen straight ahead.

TENURE

Leasehold. We await details of the lease from the vendor.



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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
64	76		
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@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk