



## By Auction £150,000

\*BY AUCTION\* \*FIVE BEDROOMS\* \*MULTIPLE RECEPTION ROOMS\* \*DOUBLE FRONTED COTTAGE\* \*POTENTIAL TO SPLIT INTO TWO COTTAGES\* \*QUIET BACKWATER LOCATION\* \*CLOSE TO VILLAGE AMENITIES\* \*PARKING & GARDEN\* \*DECEPTIVELY SPACIOUS\*

For sale by the modern method of auction with Advanced Property Auction.  
Starting bid: £150,000

Nestled in the tranquil backwater of Back Lane, Idle, this charming double-fronted terraced cottage presents a unique opportunity for both families and investors alike. With five bedrooms and two bathrooms, this property is perfect for those seeking ample space and comfort.

The cottage boasts two inviting reception rooms, providing versatile living areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet family time. The cottage-style kitchen adds a delightful touch, offering a warm and welcoming space for culinary creations.

One of the standout features of this property is its potential for adaptation. With the possibility to split the cottage into two separate dwellings, it is an ideal choice for those with dependent relatives or for those looking to generate rental income. Outside, the property is complemented by lovely gardens, providing a serene outdoor space to relax and unwind. Additionally, there is parking available for multiple vehicles. This delightful home combines the charm of cottage living with the practicality of modern amenities, all set in a peaceful location. Whether you are looking to settle down in a family-friendly environment or seeking an investment opportunity, this property is certainly worth considering.

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + VAT) applies.

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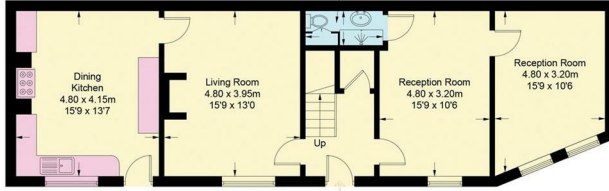
SURVEYS

## Back Lane, BD10

Approximate Gross Internal Area = 160.2 sq m / 1724 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co © (ID1281393)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.  
**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		