



£269,950

**\*THREE BEDROOMS\* \*TWO RECEPTIONS\* \*TWO BATHROOMS\* \*WELL PRESENTED THROUGHOUT\* \*STONE BUILT SEMI\* \*QUIET BACKWATER LOCATION\* \*CLOSE TO VILLAGE AMENITIES\* \*PRIVATE PARKING\* \*COURTYARD GARDEN\* \*WALK IN ACCOMMODATION\* \*SPACIOUS LOUNGE/DAYROOM\* \*MODERN BATHROOM WITH FOUR PIECE SUITE\***

Townend Estate Agents offer for sale this charming stone-built, three bedroom semi-detached property. Nestled in a tranquil backwater location on Ley Fleaks Road, Idle, this property offers a delightful blend of modern living and classic character. The property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. The heart of the home is undoubtedly the spacious lounge/day room, which provides an ideal setting for both relaxation and entertaining, allowing for a seamless flow between the living and dining areas. Guest bathroom. The property also features a newly installed modern kitchen, providing a perfect contrast with the fantastic characterful fireplaces. Upstairs, you will find a well-appointed bathroom with four piece suite that complements the stylish design of the home. Outside, the property features a lovely courtyard garden, perfect for enjoying the fresh air or hosting summer gatherings. Additionally, off-street private parking is available, providing convenience and peace of mind. With its modern amenities and charming features, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful home your own.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

### Ley Fleaks, BD10

Approximate Gross Internal Area = 101.1 sq m / 1088 sq ft  
 Cellar = 19.6 sq m / 211 sq ft  
 Total = 120.7 sq m / 1299 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
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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 |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 69                       | 80        | F  | G         |

EU Directive 2002/91/EC