



£140,000

\*NO CHAIN\* \*TWO DOUBLE BEDROOMS\* \*IDEAL FOR FIRST TIME BUYERS & LANDLORDS\* \*POPULAR VILLAGE LOCATION\* \*USEFUL BASEMENT\* \*WELL PRESENTED\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*

Townend Estate Agents offer for sale this charming terraced house located on Louisa Street in the heart of Idle Village. This well-presented property is an excellent opportunity for first-time buyers or landlords seeking a promising investment. With landlords looking at a return of around £800pcm. The house features a comfortable reception room, perfect for relaxing or entertaining guests. With two inviting double bedrooms, there is ample space for a small family or for those looking to create a home office. One of the standout features of this property is the useful basement storage, providing additional space for your belongings and helping to keep the living areas clutter-free. The absence of a chain means that you can move in without delay, making this an even more attractive option.

Situated in the heart of Idle, this home benefits from a friendly community atmosphere while still being close to local amenities. Whether you are looking to enjoy the tranquillity of village life or seeking a solid investment opportunity, this property is sure to meet your needs.

Ask us about...

AUCTION


CONVEYANCING

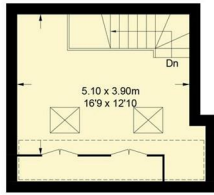
MORTGAGES

SURVEYS

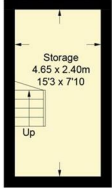
### Louisa Street BD10

Approximate Gross Internal Area = 72.0 sq m / 775 sq ft  
 Cellar = 11.2 sq m / 120 sq ft  
 Total = 83.2 sq m / 895 sq ft

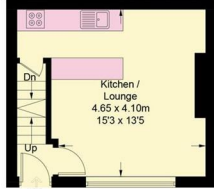
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Cellar

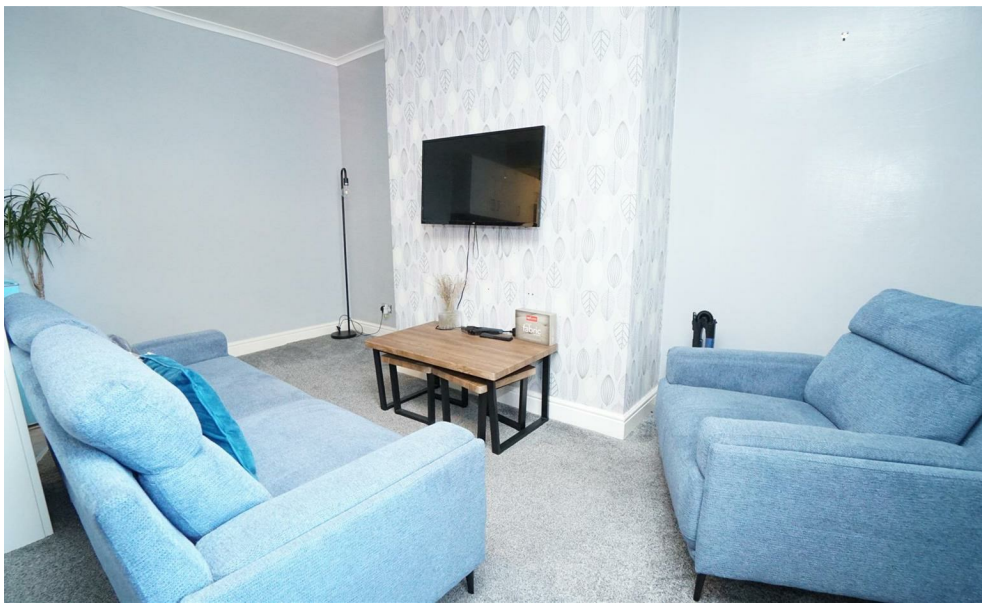


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297872)



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
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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	
	<b>85</b>		
	<b>67</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	