



£900

\*TWO BEDROOMS\* \*TWO BATHROOMS\* \*QUIET BACKWATER LOCATION\* \*CLOSE TO LOCAL AMENITIES\* \*PARKING TO REAR\* \*GAS, ELECTRIC & WATER INCLUDED\*

Nestled in the tranquil setting of New Mill Yard, Cross Road, this immaculately presented semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and two modern bathrooms, this property is ideal for small families or professionals seeking a peaceful retreat. Upon entering, you will be greeted by a welcoming reception room that exudes warmth and charm, providing an excellent space for relaxation or entertaining guests. The property boasts a delightful garden, perfect for enjoying the outdoors or hosting summer gatherings, with the added benefit of a useful basement utility room. Additionally, there is parking available at the rear, ensuring ease of access.

Situated in a quiet backwater location, this home offers a serene atmosphere while still being close to the vibrant amenities of Idle, Thackley, and Apperley Bridge. Residents will appreciate the proximity to local shops, schools, and recreational facilities, making it an ideal choice for those who value both tranquillity and accessibility.

Ask us about....



AUCTION



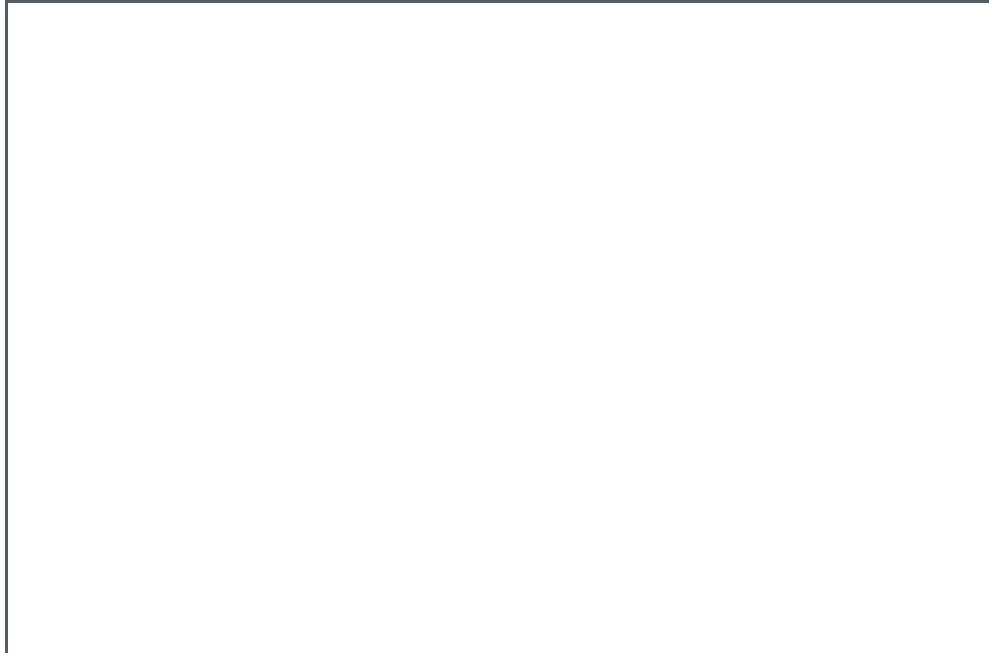
CONVEYANCING



MORTGAGES



SURVEYS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	88
(81-91)	B	88	88
(69-80)	C	88	88
(55-68)	D	60	60
(39-54)	E	60	60
(21-38)	F	60	60
(1-20)	G	60	60
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)		A	
(81-91)	B	88	88
(69-80)	C	88	88
(55-68)	D	60	60
(39-54)	E	60	60
(21-38)	F	60	60
(1-20)	G	60	60
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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 OR 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.

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