



£225,000

THREE BEDROOMS *BURSTING WITH CHARACTER* *ORIGINAL STONE WORK & EXPOSED BEAMS* *QUIET BACK-WATER LOCATION* *CLOSE TO VILLAGE AMENITIES* *WELL PRESENTED* *ALLOCATED PARKING*

Nestled in the tranquil backwater of Well Fold, Idle, this charming house is a delightful blend of character and comfort. With its exposed beams and beautiful stone mullions, the property exudes warmth and an inviting atmosphere. The house is situated in a quiet backwater located, providing a serene retreat from the hustle and bustle of everyday life, yet it remains conveniently close to local village amenities. This perfect balance allows for easy access to shops, cafes, and other essential services, making it an ideal choice for those who appreciate both tranquillity and convenience. The exterior features a Yorkshire stone yard, which adds to the property's unique charm and offers a lovely outdoor space for relaxation or entertaining. Whether you are enjoying a quiet evening under the stars or hosting friends for a summer gathering, this outdoor area is sure to impress.

This property in Well Fold is bursting with character and offers a wonderful opportunity for those seeking a home that combines traditional features with modern living.

Leasehold info: Although this property is freehold, there is an associated lease with all properties in the conservation area. This is in place to contribute to the upkeep of the communal areas so they remain in keeping with the areas historic nature. This includes upkeep to the private parking area.

Leasehold Details: 961 years remaining on the lease.

Service Charge: £15 per month

Ground Rent: £1 per annum, currently collected annually, but this is being amended to be collected every 5 years.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
			87
			64

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		

EU Directive 2002/91/EC