



£115,000

**\*\*POPULAR VILLAGE LOCATION\* \*\*YORKSHIRE STONE BUILT COTTAGE\* \*ONE DOUBLE BEDROOM\* \*IDEAL FOR FIRST TIME BUYERS / INVESTORS\* \*IMMACULATEDLY PRESENTED THROUGHOUT\* \*NEW DECOR\* \*RECENTLY INSTALLED BOILER\* \*CARPETS & FLOORING\***

Townend Estate Agents offer for sale this immaculately presented one bedroom stone-built terrace. An ideal opportunity for first-time buyers seeking a delightful home. The well proportioned bedroom offers a cosy retreat, while the bathroom is thoughtfully designed to meet modern standards. Recent enhancements, including a newly installed boiler and fresh decor and quality flooring throughout, ensure that the home is both comfortable and stylish, allowing you to move in with ease. The property is situated in the ever popular village of Idle, just a stones throw from a wide range of local amenities, providing a sense of community and convenience. This charming terraced house is a wonderful opportunity to embrace village life while enjoying the comforts of a modern home. Don't miss your chance to make this delightful property your own.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

**Highfield Road, BD10**

Approximate Gross Internal Area = 41.1 sq m / 442 sq ft

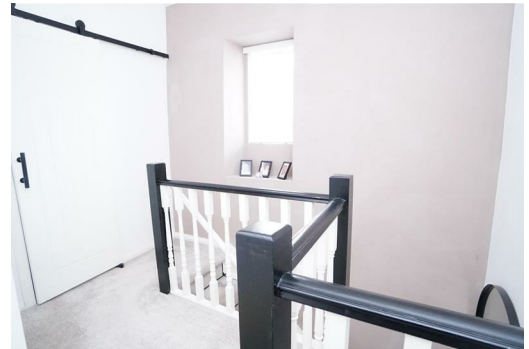


**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansukweb.com © (D622983)



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
84	59	A	F

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

Very environmentally friendly - lower CO<sub>2</sub> emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC