



£269,950

THREE BEDROOMS *WELL PRESENTED THROUGHOUT* *STONE BUILT SEMI* *QUIET BACKWATER LOCATION* *CLOSE TO VILLAGE AMENITIES*
PRIVATE PARKING *COURTYARD GARDEN* *WALK IN ACCOMMODATION* *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 which provides an ideal setting for both relaxation and entertaining, allowing for a seamless flow between the living and dining areas. The property also features a newly installed modern kitchen, providing a perfect contrast with the fantastic characterful fireplaces, along with gust W/C. 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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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	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A			Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(39-54) E				(39-54) E		
	(21-38) F				(21-38) F		
Not energy efficient - higher running costs	(1-20) G			Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
		69	80				
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			