



£225,000

NEW PRICE* *TWO/THREE BEDROOMS* *POTENTIAL BUILDING PLOT FOR A DETACHED HOUSE* *IMMACULATLY PRESENTED* *FLEXIBLE LIVING ACCOMMODATION* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *LARGE GARDENS* *GARAGE & PARKING

Nestled on the desirable Ley Fleaks Road, Idle, this immaculately presented semi-detached house offers a wonderful opportunity for both families and investors alike. With two/three well-proportioned bedrooms and a flexible living arrangement, this property features a versatile bedroom or reception room conveniently located on the ground floor, catering to a variety of lifestyle needs.

The modern kitchen is a standout feature, providing a stylish and functional space for culinary enthusiasts. The property boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings at home. One of the most appealing aspects of this home is the significant potential for extension, with ample space at the side, there is the possibility to expand the existing structure or even build a DETACHED HOME, making it an ideal choice for those looking to create their dream home or accommodate extended family. Parking is a breeze with space for up to three vehicles, ensuring convenience for residents and visitors alike. The location is particularly advantageous, being in close proximity to local schools and amenities, making daily life both easy and enjoyable.

This semi-detached house on Ley Fleaks Road presents a rare opportunity to acquire a beautifully maintained property with the potential for further development. Whether you are seeking a family home or an investment with room to grow, this property is well worth your consideration.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Ley Fleaks Road, BD10

Approximate Gross Internal Area = 86.0 sq m / 926 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1254762)



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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