



£310,000

***NEW PRICE* *THREE/FOUR BEDROOMS* *STONE BUILT CHARACTER PROPERTY* *FAMILY HOME* *GARDEN* *CLOSE TO LOCAL AMENITIES*
FANTASTIC ORIGINAL FEATURES *ORNATE CEILINGS & ORIGINAL FIREPLACES* *RARE TO MARKET* *GARAGE/STORE***

Nestled on Ley Fleaks Road, Idle, this charming stone-built property is a delightful family home brimming with character. With three/four well-proportioned bedrooms, it offers ample space for a growing family or those seeking extra room for guests. The property features a host of original features, notably; exceptional ornate plaster ceiling and cornice work, exposed wooden beams and original period fireplaces. The property oozes character and is a rare to market find.

The spacious layout ensures that every corner of the home feels inviting and functional. The garden provides a lovely outdoor space, ideal for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, the property includes parking for one vehicle, adding to the convenience of this lovely home. The discerning viewer will note the potential to create additional parking at the front of the property, should they desire to do so. Situated close to the amenities of Idle Village, Five Lane Ends and Apperley Bridge residents will benefit from easy access to local shops, schools, and transport links, making daily life both practical and enjoyable. This property truly represents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this characterful house your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Ley Fleaks Road, BD10

Approximate Gross Internal Area = 180.2 sq m / 1940 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1312558)



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.

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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		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

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		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Townend Estate Agents

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

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VAT Reg. No. 556 807 414
Company No. 7191625. Registered UK.

