



Offers Over £180,000

Located in the charming area of New Line, Greengates, Twixt Idle & Calverley, this Victorian end terrace house is a true gem waiting to be discovered. As you step inside, you are greeted by the warmth of the stone-built structure and character. Woodburning stove and stripped flooring to the lounge and hallway.

Planned over three floors, this delightful house boasts one reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or a guest room. Basement storage.

The property features a modern bathroom, ideal for your daily routines. Parking will never be an issue with roadside & an off road space at the rear, ensuring convenience for you and your visitors.

Situated close to Woodhouse Grove Boarding School, this home is perfect for families with children attending the school. Additionally, the nearby canal and river offers a picturesque setting for leisurely walks or bike rides.

Greengates village amenities are just a short walk away, providing easy access to restaurants, wine bars, micro pubs, and local supermarkets. Whether you fancy a night out or need to run a quick errand, everything you need is within reach.

Don't miss out on the opportunity to make this Victorian end terrace house your new home. Embrace the charm of a bygone era while enjoying the modern conveniences of today. Contact us now to arrange a viewing and start envisioning your life in this lovely property.

Council tax band B.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

New Line, BD10

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansuketch.com © (ID1069669)



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PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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		
84			49		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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