



£155,000

\*ONE BEDROOM + BOX ROOM\* \*NEW KITCHEN\* \*CHARACTER COTTAGE\* \*POPULAR LOCATION\* \*QUIET BACKWATER\* \*PARKING\*  
\*COTTAGE GARDEN\* \*CLOSE TO LOCAL AMENITIES\* \*ORIGINAL FEATURES\*

Townend Estate Agents offer for sale this ONE BEDROOM (plus box room) character cottage. Located on a quiet backwater in a popular residential area. Close to all the amenities of Idle & Thackley, with Apperley Bridge just a short drive away, with its marina, train station, canal & riverside walks. With excellent bus links towards Leeds, Shipley, Bradford, Keighley and beyond. With charming original features, such as exposed beams, stone work and stunning window mullions. Benefitting from private parking, pleasant cottage style gardens, gas central heating and double glazing this is not one to be missed. Ideal for first time buyers or those looking to downsize! The property comprises briefly: Entrance, Lounge with exposed stonework and beams, NEW Kitchen fitted with a range of base & wall units & integrated appliances. Upstairs is the spacious master bedroom with built-in robes plus box room, ideal for storage and house bathroom. Externally is a lovely cottage garden with private parking.

Ask us about....

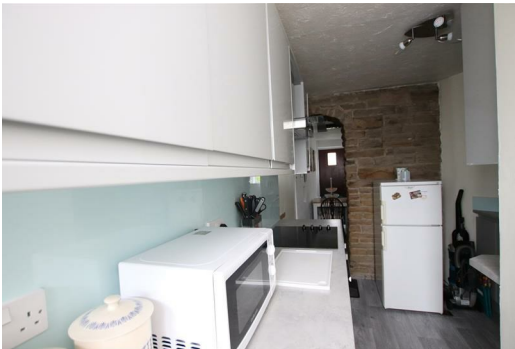
AUCTION

CONVEYANCING

MORTGAGES

SURVEYS





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
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		