



**£140,000**

Nestled in the charming heart of Idle village, this Grade II listed townhouse presents an exceptional opportunity for first-time buyers and investors alike. This end-terraced property boasts three generously sized double bedrooms, making it an ideal choice for families or those seeking extra space.

The location is truly enviable, surrounded by a wealth of local amenities. Residents will find daily shops, a Village Post Office, and a library just a stone's throw away. The community centre, alongside a selection of restaurants, wine bars, and village inns, ensures that there is always something to enjoy nearby. For practical needs, the area is well-served with a doctors' surgery, dentist, opticians, and veterinary services, as well as banks and hair and beauty salons. Families will appreciate the excellent schools in the vicinity, making this property a perfect home for those with children.

Inside, the property is equipped with full gas central heating and sealed unit double glazing, ensuring comfort throughout the year. The accommodation features a welcoming lounge, a modern dining kitchen that is perfect for entertaining, and a stylish bathroom that adds a touch of luxury.

With its prime location and excellent value for money, this townhouse is not just a house; it is a place to call home. Apperley Bridge Station affords easy access to both Bradford and Leeds further enhances its appeal, making it a convenient base for commuters. This property is a rare find in a vibrant community, and it is sure to attract considerable interest. Don't miss the chance to make it yours.

Ask us about....



## The Green, BD10

Approximate Gross Internal Area = 81.6 sq m / 878 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1154825)



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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