



£165,000

\*TWO BEDROOMS\* \*QUAINT COTTAGE\* \*GRADE II LISTED\* \*FANTASTIC ORIGINAL FEATURES\* \*QUIET ENCLAVE\* \*POPULAR LOCATION\* \*PARKING\* \*MODERN BATHROOM\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\*

\*TENANTED UNTIL MAY 2026\*

Townend Estate Agents offer for sale this two bedroom, Grade II listed, character cottage. Located on a quiet enclave in a popular residential area. Within walking distance of all the amenities if Idle & Thackley, whilst being just a short drive to Apperley Bridge, with it's train station, marina, river & canal side walks. Benefitting from a range of stand out original features, such as exposed stone & beam work, and feature Aga. Ideal for first time buyers and investors alike, with landlord looking at a return of around £700-£750pcm. Benefitting from a recently fitted modern bathroom, modern kitchen and allocated off road parking.

The property comprises briefly: Entrance, Lounge with feature Aga and exposed beams. Downstairs to spacious modern Kitchen-Diner. Upstairs are two bedrooms and the fantastic modern house bathroom. Externally is allocated off road parking and a shared garden area.

Leasehold Details: 960 years remaining on the lease. Although this property is freehold, there is an associated lease with all properties in this conservation area.

The lease is in place to cover the maintenance of all common areas, including private parking and parking bollards at the entrance of the conservation area. This is covered by a monthly charge of £10.00  
There is also the option to buy into the freehold, post purchase.

Ask us about....

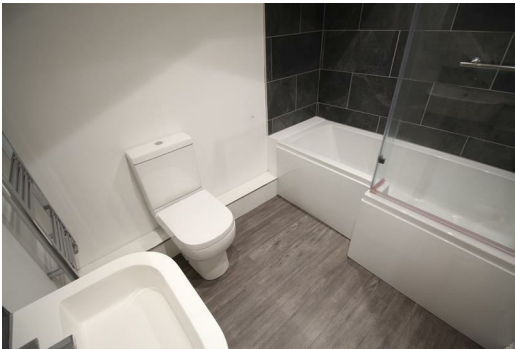
AUCTION

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</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		

**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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