



## The Haven, Idle

**£145,000**

**\* SEMI DETACHED \* THREE BEDROOMS \* CONSERVATORY \* LARGE LOUNGE \* MODERN SHOWER ROOM \*  
\*\* FITTED DINING KITCHEN \*\* OPEN ASPECT TO FRONT \*\* GARDENS & PARKING \*\***

A fantastic opportunity for either the first time buyer or growing family to purchase this three bedroom semi detached house.

The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and alarm system.

Occupies a lovely location with an open aspect to the front.

Reception hall, lounge, medium oak effect fitted dining kitchen, conservatory, three good sized first floor bedrooms and a modern fitted shower room.

To the outside there is a garden and rear parking.

Early viewing is recommended.





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### Reception Hall

#### Lounge

18'1" x 11'10" (5.51m x 3.61m)

Having a coal effect cast iron feature fireplace, radiator.

#### Dining Kitchen

21'5" x 7'1" (6.53m x 2.16m)

Medium oak effect fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooking range, plumbing for auto washer, part tiled walls, radiator.

#### Conservatory

18'5" x 10' (5.61m x 3.05m)

With laminated wood floor, radiator.

### First Floor Landing

#### Bedroom One

12' x 10'8" (3.66m x 3.25m)

With radiator.

#### Bedroom Two

11'1" x 10'3" (3.38m x 3.12m)

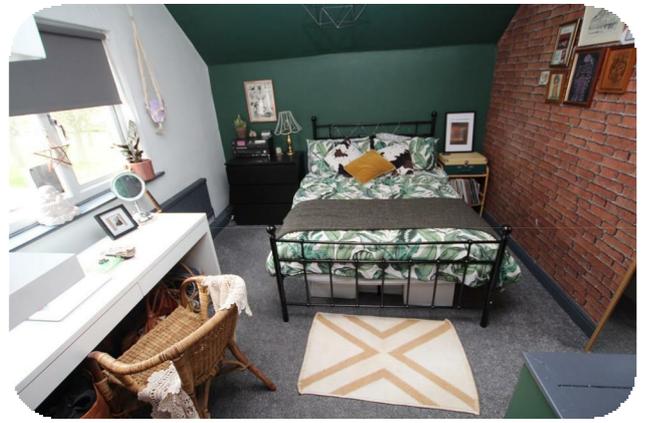
With radiator.

#### Bedroom Three

8'10" x 7'5" (2.69m x 2.26m)

With radiator.





### Shower Room

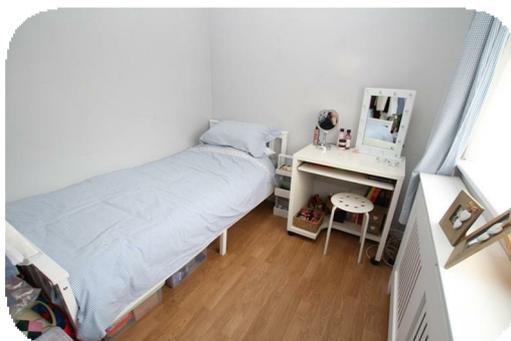
Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, tiled walls and heated towel rail.

### Exterior

To the outside there are gardens to both front and rear.

### Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, turn left onto Rowantree Drive, turn left to stay on Rowantree Dr, turn left onto Rockwell Lane, right onto Idlethorp Way, right onto Farmstead Rd, right onto The Haven and the property will shortly be seen displayed via our For Sale board.





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

**Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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