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SIMPSON**



**CROSS ROAD, IDLE, BD10 9RT**

**ATTENTION INVESTORS AND DIY ENTHUSIASTS** This beautiful Grade II listed three bedroom cottage has lots of period features including mullioned sash windows and exposed timber beams, enclosed garden to the rear. The property is in need of some updating and has been priced to reflect this.

**Asking Price £165,000**

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Comprising in brief of entrance hall, two large reception rooms, kitchen, three bedrooms, two of which are good size doubles and house bathroom. Externally there are gardens front and rear. The property is situated close to Idle and Thackley and only a short drive from Apperley Bridge which provides excellent rail links into Leeds and Bradford city centre.

## **GROUND FLOOR**

### **LOUNGE 13'4" x 15'2 (4.06m x 4.62m)**

Window to front, stone fireplace with gas fire, exposed beams and central heating radiator.

### **DINING ROOM 12'9" x 15'2" (3.90m x 4.62m)**

Window to front, exposed beams and central heating radiator.

## **KITCHEN**

Fitted wall and base units with work surfaces over, sink unit, gas cooker point, part tiled walls, window to rear and door to rear.

## **FIRST FLOOR**

### **LANDING**

Doors leading to first floor rooms.

### **BEDROOM ONE 13'8" x 10'3" (4.16m x 3.12m)**

Window to front and central heating radiator.

### **BEDROOM TWO 12'9" x 6'8" (3.88m x 2.04m)**

Window to front and central heating radiator.

### **BEDROOM THREE 10'9" x 7'9" (3.28m x 2.37m)**

Window to rear and central heating radiator.

## **BATHROOM**

Coloured three piece suite comprising panelled bath with shower over, hand wash basin, low level WC, part tiled walls and central heating radiator.

## **OUTSIDE**

### **FRONT GARDEN**

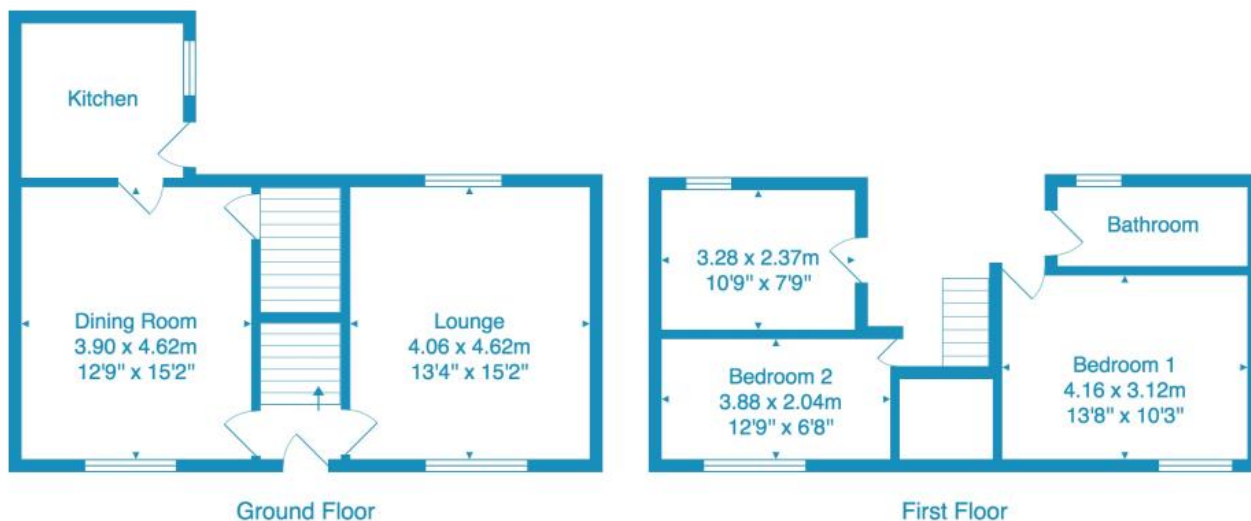
Lawned area with planted borders and walled boundaries.

### **REAR GARDEN**

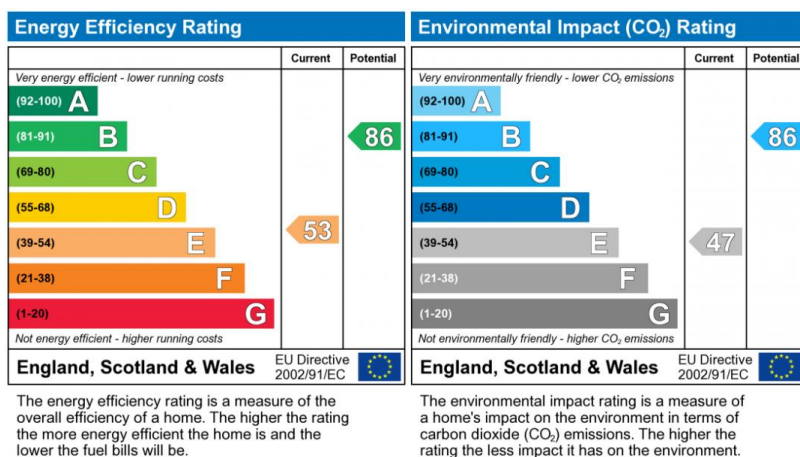
Laid mainly to lawn with paved area and fenced boundaries.







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