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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.

Guide Price £130,000

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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

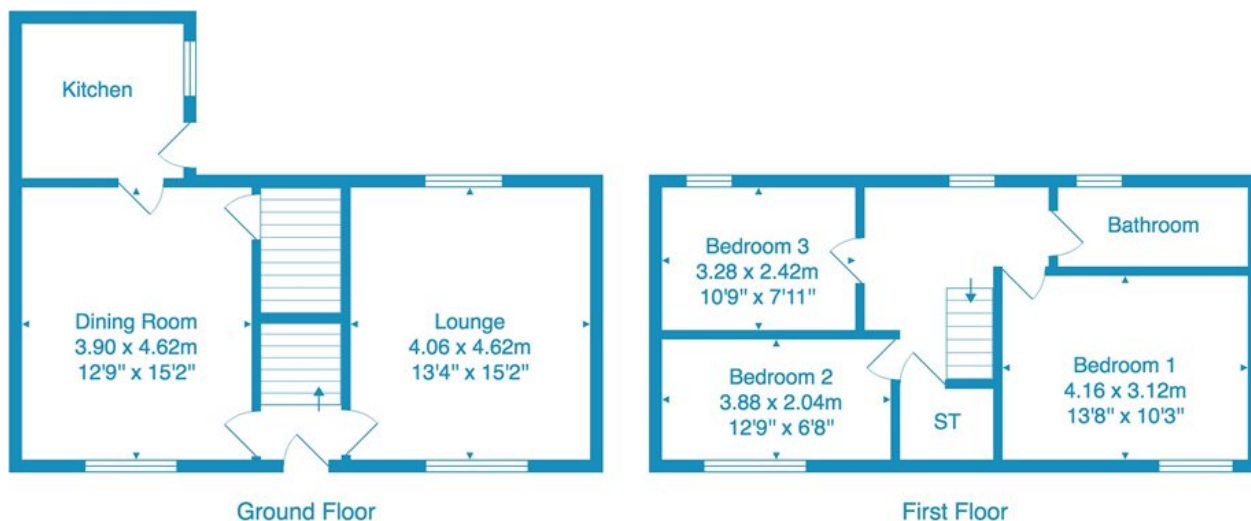
Lawned area with planted borders and walled boundaries.

REAR GARDEN

Laid mainly to lawn with paved area and fenced boundaries.







All measurements are approximate and for display purposes only.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		86	(81-91) B		86
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	53		(39-54) E	47	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC		England, Scotland & Wales	EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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