



Guide Price £140,000

- Stone built cottage
- Two bedrooms
- Popular village location
- Cellar Storage

70 New Street, Idle, Bradford, BD10 9RQ

A superb stone built, two bedroom terrace property delightfully situated within a popular village location with good transport links and close local amenities.

77 Bingley Road, Saltaire, Shipley, West
Yorkshire, BD18 4SB

Tel: 01274 581794

Email: saltaire@dacres.co.uk

dacres.co.uk   



70 New Street, Idle, Bradford, West Yorkshire, BD10 9RQ

Bradford 5 miles, Skipton 15 miles, Leeds 9 miles (all distances approximate)

General remarks

Delightfully situated within the popular village of Idle this two bedroom stone build terrace property offers well

proportioned and easy to maintain living space. Ready to move in, this property offers potential for a multitude of prospective purchasers and an internal viewing is highly recommended.

The accommodation briefly comprises entrance hall, lounge and a modern fitted kitchen to the ground floor. The lounge has access to a well maintained utility/storage cellar. Off the first floor landing are the two bedrooms and the recently installed modern house bathroom.

The property is located in one of Bradford's most

favoured residential areas close to the local shops and amenities of Idle Village which also has excellent road links to the larger towns and cities of West Yorkshire. Idle is a popular and well established residential neighbourhood in the heart of the Aire Valley, a little to the East of the historic world heritage site of Saltaire. There is a broad range of everyday shops, schools and recreational facilities available as well as a railway station at Apperley Bridge (2.0 miles) from where there is a frequent service into Leeds and into the popular local town of Skipton. Leeds Bradford international airport is approximately 5.0 miles distant.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently A

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed
- On street parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link

<https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

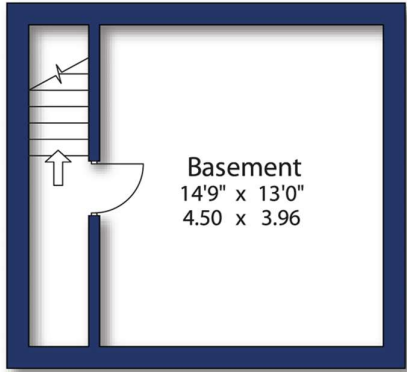
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

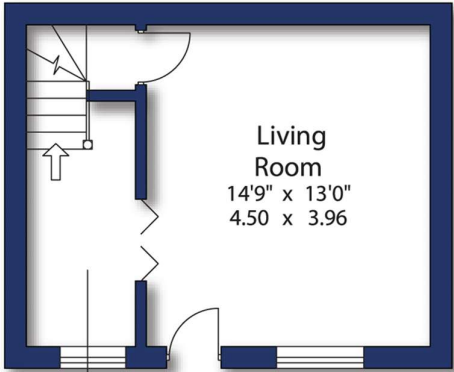
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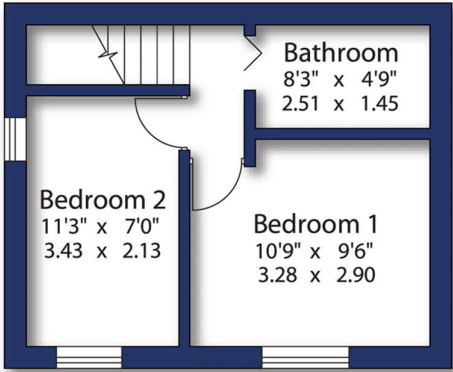
Floorplans



Lower Ground Floor



Ground Floor



First Floor

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Contact us

01274 581794

saltaire@dacres.co.uk