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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.

Offers Over £115,000

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the West Yorkshire Auction powered by iam-sold Ltd.

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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

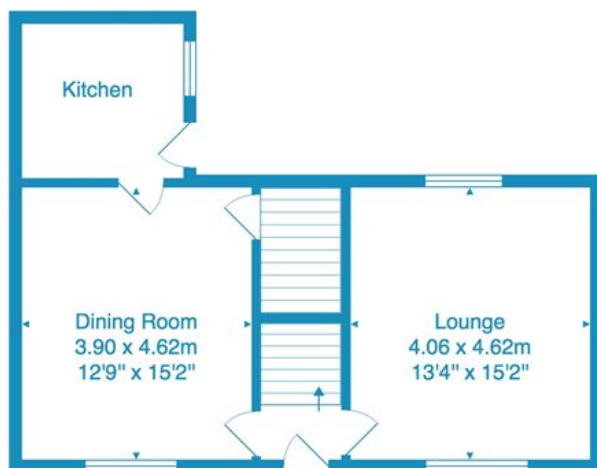
FRONT GARDEN

Lawned area with planted borders and walled boundaries.

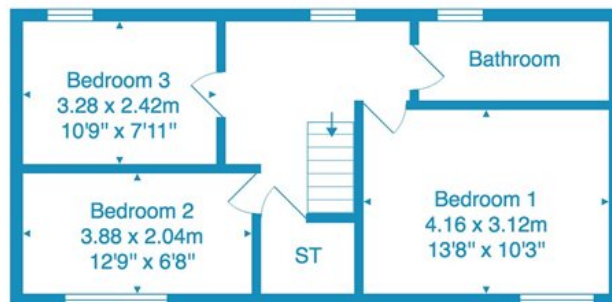
REAR GARDEN

Laid mainly to lawn with paved area and fenced boundaries.





Ground Floor



First Floor

All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
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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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

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