



## **32 Turner Grove, Tyersal, Bradford, BD4 0FG**

Do not miss this lovely MODERN SEMI DETACHED, forming part of the new ongoing Gleeson Homes development. Well presented throughout, providing 3 BEDROOMS. Further features include Central Heating, uPVC DG, DRIVEWAY & GARDEN. Hikvision CCTV and alarm system.

The accommodation comprises: Entrance Hall, WC, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom

**Asking Price £190,000**

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## **ENTRANCE HALL**

**GUEST CLOAKROOM** WC and hand wash basin.

## **LOUNGE 13'9" x 10'10" (4.2m x 3.3m)**

Double doors to garden.

## **DINING KITCHEN 16'5" x 10'6" (5m x 3.2m)**

Modern range of wall and base units, worktop and sink with mixer tap. Integrated electric oven and four ring gas hob with extractor fan. Cupboard housing boiler and understairs storage. Plumbing for washing machine and dishwasher.

## **BEDROOM 1 13'9" (4.2) x 8'2" (2.5) max inc bulkhead**

## **BEDROOM 2 12'6" x 7'3" (3.8m x 2.2m)**

## **BEDROOM 3 9'2" x 6'3" (2.8m x 1.9m)**

**BATHROOM** Three piece suite comprising bath with shower extension over, WC and hand wash basin. Tiled walls.

**OUTSIDE** Driveway to side providing off street parking. Lawned garden and paved patio area to rear.

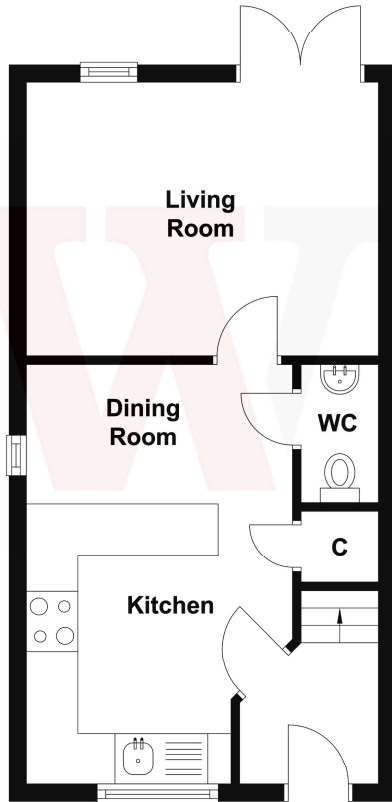
**TENURE** Freehold

**COUNCIL TAX BAND** C - Leeds

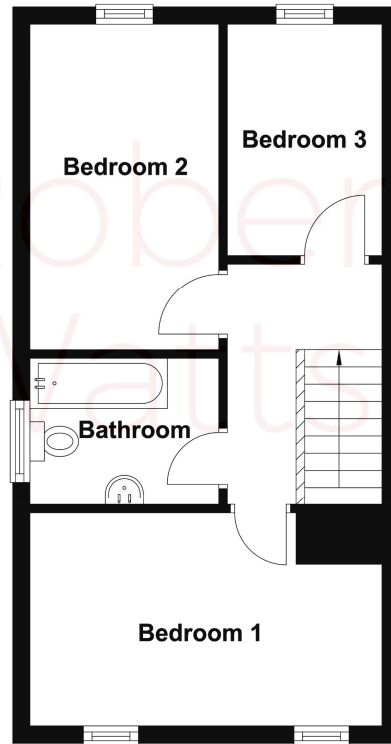
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



## Ground Floor



## First Floor



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         | <b>95</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | <b>82</b>               |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

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