



12 Calverley Crescent, Tyersal, Bradford, BD4 0BW

SWIFT MOVE SALE -QUICKER COMPLETION: Ask for more information.

NO CHAIN: 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. The accommodation comprises: Entrance Hall, WC, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom

Asking Price £185,000

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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALL Entrance Hall

DOWNSTAIRS W.C. Downstairs W.C.

LOUNGE 14'5" x 14'4" max (4.4m x 4.37m max)

Useful understairs storage cupboard

KITCHEN 14'5" x 9'9" (4.4m x 2.97m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor fan, Upvc French doors to garden

BEDROOM 1 12'9" x 8'1" max (3.89m x 2.46m max)

Good sized bedroom

BEDROOM 2 7'5" x 6'1" (2.26m x 1.85m)

BEDROOM 3 11'7" x 8'1" max (3.53m x 2.46m max)

BATHROOM Three piece white bathroom suite with shower over the bath

EXTERIOR Driveway at the side, lovely enclosed garden and patio at the back

COUNCIL TAX Leeds Council - Band C

TENURE Freehold

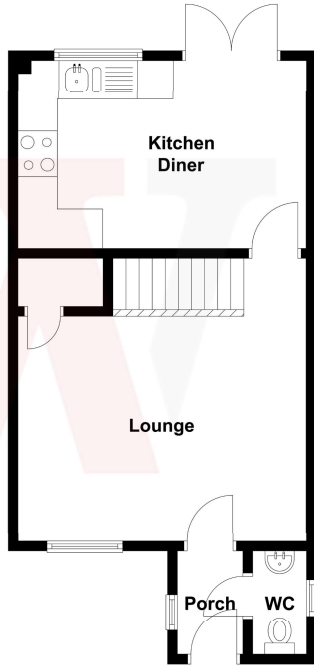
MORTGAGES We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

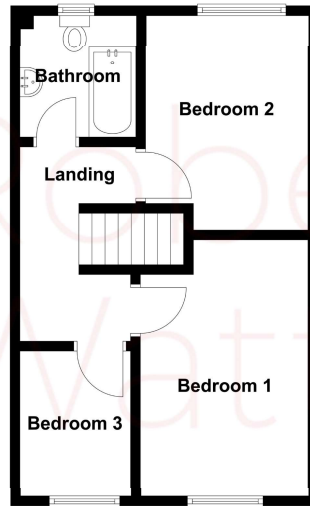
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) A		95
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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