



## 20 Thornton Grove, Tyersal, Bradford, BD4 0FF

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

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

**Offers Over £180,000**

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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

## DOWNSTAIRS W.C.

## LOUNGE 16'2" x 10' (4.93m x 3.05m)

Useful storage cupboard.

## DINING KITCHEN 10'10" x 13'5" (3.3m x 4.1m)

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

## LANDING

## BEDROOM 1 13'5" x 8'2" max (4.1m x 2.5m max)

## BEDROOM 2 16'4" x 7'2" (4.98m x 2.18m)

## BEDROOM 3 8'9" x 5'9" (2.67m x 1.75m)

**BATHROOM/W.C.** White bathroom suite.

**OUTSIDE** Pleasant enclosed garden and patio area. Good sized driveway providing parking for up to 3 cars.

**TENURE** Freehold

**COUNCIL TAX BAND** C - Leeds

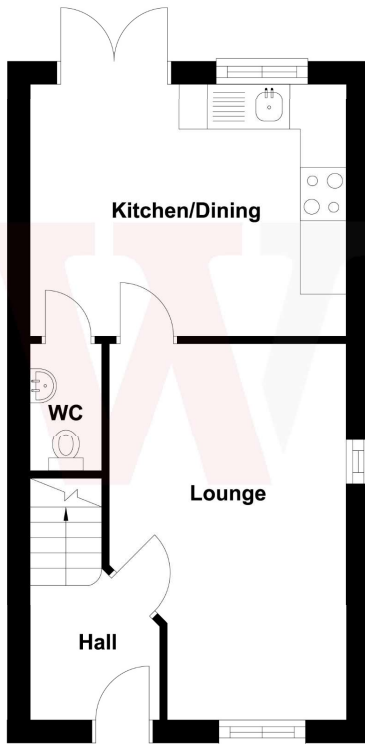
**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

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

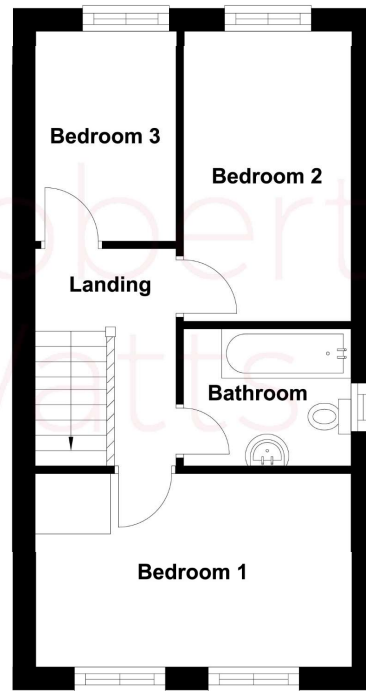
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</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	