



44 Turner Grove, Tyersal, Bradford, BD4 0FG

Impressive Modern Detached, forming part of this popular Gleeson Homes development. The house has been much improved from new to create a beautiful landscaped garden and with a bespoke office/garden room. Ideal for home working or to run a business from home, with gigabit Fiber Broadband (1,000 Mbps), with hard-wired networking in the lounge, kitchen, and garden office. There is also CCTV surveillance covering the front, back, and sides of the property, providing peace of mind.

Provides family sized 4 bedroomed accommodation and is ideally located close to both Leeds and Bradford and offers an easy commute into Leeds, via Pudsey train station. NOT TO BE MISSED.

Asking Price £290,000

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HALLWAY

DOWNSTAIRS W.C.

LOUNGE 17' x 9' (5.18m x 2.74m)

uPVC French doors leading to the garden.

DINING KITCHEN 17'11" x 9' (5.46m x 2.74m)

Lovely fitted kitchen with a well equipped range of high gloss units, complimented with tiled flooring. Integrated oven, hob and dishwasher.

UTILITY ROOM 6' x 4' (1.83m x 1.22m)

With useful base and wall units.

LANDING Half boarded loft space making it ideal for extra storage room.

MASTER BEDROOM 13'x 8' (3.96mx 2.44m)

EN SUITE SHOWER ROOM White suite with corner shower cubicle, with power shower.

BEDROOM 2 11' x 8' (3.35m x 2.44m)

BEDROOM 3 9' x 8' (2.74m x 2.44m)

BEDROOM 4 8' x 8' max (2.44m x 2.44m max)

HOUSE BATHROOM White bathroom suite with electric shower over the bath. Part tiled walls.

OFFICE/GARDEN ROOM 16' x 9'10" (4.88m x 3m)

Impressive purpose built Office/Garden Room that offers a perfect space for home working and for running a business from home. Fully equipped with light, power, heating and wired, including outside electric sockets.

OUTSIDE A significant amount of time and money has been spent to create a beautiful, good sized garden. Includes flagged patio terraces, plus decking, offering multiple places to sit out and enjoy the garden. At the front, driveway, leading to the garage.

CCTV is installed on the front, back and side of the property. The garden and separate office space are thoughtfully equipped with electrical outlets, perfect for outdoor entertaining or working from home with all the modern conveniences.

TENURE Freehold

COUNCIL TAX BAND D - Leeds

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(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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