



46 Tyersal Terrace, Tyersal, Bradford, BD4 8HR

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

Well presented SEMI DETACHED, that is very sensibly priced to encourage an early sale. Offers family sized 3 BEDROOMED accommodation, along with a LOVELY, LARGER THAN AVERAGE GARDEN. Also available with NO CHAIN.

The accommodation comprises: Hall, Lounge, Dining Kitchen, Utility Room/Porch, 3 Bedrooms & Bathroom.

Asking Price £190,000

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SWIFT MOVE LEGAL PACK This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

HALLWAY Fitted cloaks unit.

LOUNGE 12' x 11' max (3.66m x 3.35m max)

Feature decorative brick fireplace.

DINING KITCHEN 15' x 12' (4.57m x 3.66m)

Well equipped kitchen including a range of high gloss base and wall units, worktops and sink unit. Built in ceramic hob and extractor. uPVC French doors leading to;-

REAR PORCH/UTILITY ROOM 8' x 7' (2.44m x 2.13m)

With built in storage cupboard.

LANDING

BEDROOM 1 11' x 8' (3.35m x 2.44m)

Fitted sliding wardrobe.

BEDROOM 2 11' x 10'10" max (3.35m x 3.3m max)

BEDROOM 3 7' (2.13) x 5'10" (1.78) + stair head

SHOWER ROOM/W.C White suite with corner shower cubicle. Tiled walls.

OUTSIDE Provides good parking at the front for several cars. At the back, amazing and lovely, larger than average garden. Ideal for families to play out and enjoy.

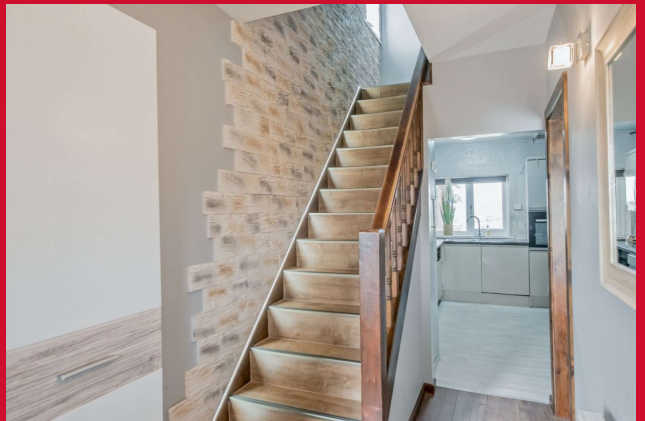
TENURE Freehold

COUNCIL TAX BAND B - 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+) A | | |
| (81-91) B | | 84 |
| (69-80) C | 69 | |
| (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 | |