



## 6 Calverley Crescent, Tyersal, Bradford, BD4 0BW

Do not miss out on this impressive and immaculate presented detached property. Forming part of the sought after Gleeson Holmes development and providing a perfect environment and space for families to enjoy. With four bedrooms ensuite and a good size landscaped gardens. Ideally located close to both Leeds and Bradford and Pudsey train station only 2 miles away.

**Offers Over £260,000**

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## HALLWAY

## DOWNSTAIRS W.C.

## LOUNGE 15' x 10'11" (4.57m x 3.33m)

## DINING KITCHEN 17' x 15' (5.18m x 4.57m)

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

## UTILITY ROOM

## LANDING

## BEDROOM 1 12' x 8' (3.66m x 2.44m)

EN-SUITE SHOWER ROOM/W.C White suite with corner shower cubicle.

## BEDROOM 2 12' x 8' max (3.66m x 2.44m max)

## BEDROOM 3 8' x 8' max (2.44m x 2.44m max)

## BEDROOM 4 8' x 7' (2.44m x 2.13m)

BATHROOM/W.C. 3 piece white bathroom suite.

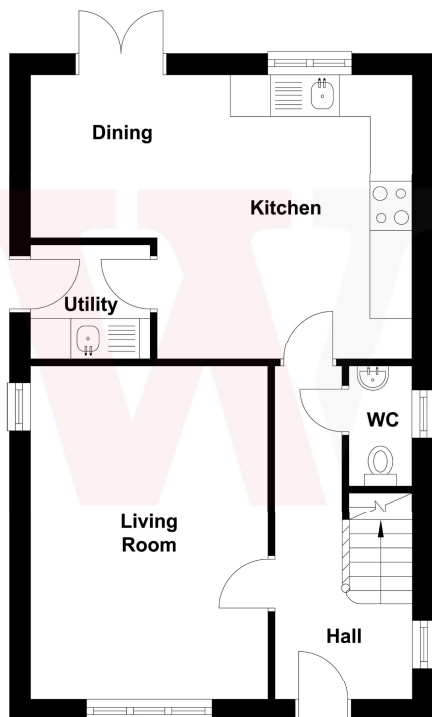
**OUTSIDE** Garden to the front along with lovely driveway allowing for ample parking for several cars. At the back is a good size landscape garden making this perfect for families to play out and entertain

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**

