



## **9 Thornton Grove, Tyersal, Bradford, BD4 0FF**

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

Immaculate MODERN SEMI DETACHED, forming part of the new ongoing Gleeson Homes development. Well presented throughout, providing 2 BEDROOMS. Further features include DRIVEWAY & GARDEN. Ideally located close to both Leeds and Bradford and with easy commute to Pudsey Train Station.

The accommodation comprises: Entrance Hall, WC, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom.

**Asking Price £160,000**

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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

**LOUNGE 14'11" x 9'11" (4.55m x 3.02m)**

**DINING KITCHEN 13' x 8' (3.96m x 2.44m)**

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

### LANDING

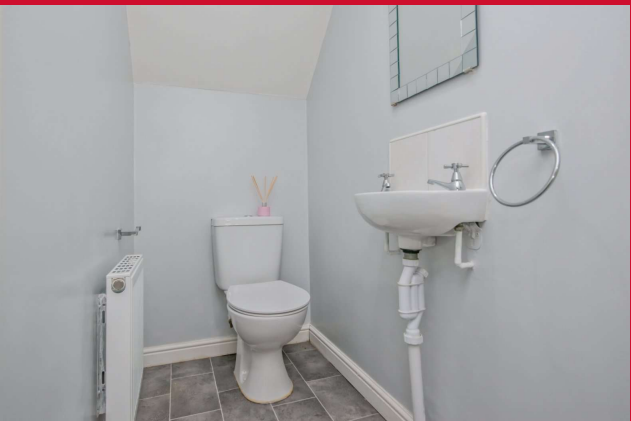
**BEDROOM 1 13' x 10' max (3.96m x 3.05m max)**

**BEDROOM 2 12' x 7' (3.66m x 2.13m)**

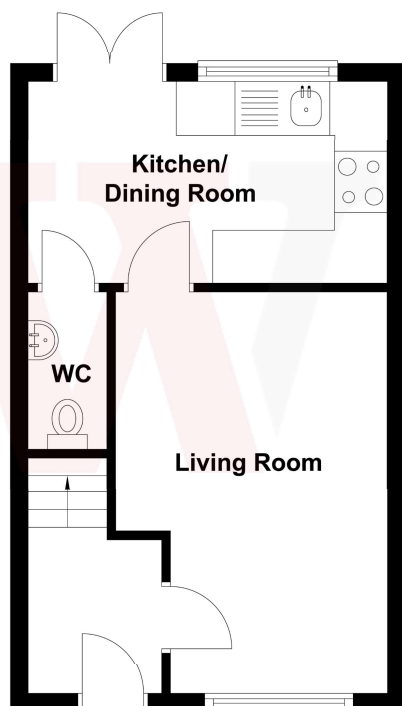
**BATHROOM/W.C.** 3 piece white bathroom suite with shower over the bath.

**OUTSIDE** Garden to front. Driveway to side. Garden to rear with patio terrace.

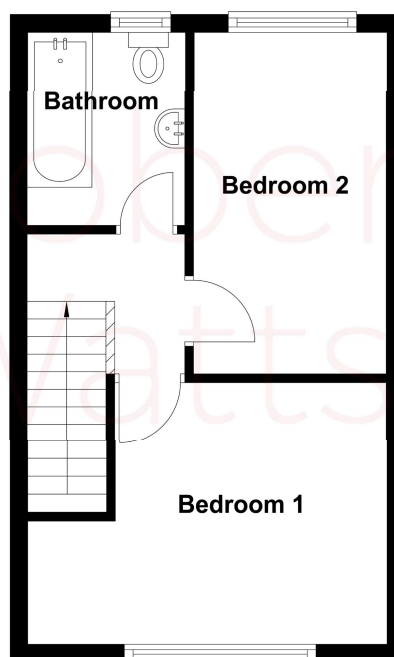
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	82	
(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>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	