



23 Tyersal Close, Tyersal, Bradford, BD4 8HE

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

NO CHAIN: Well presented Semi Detached Bungalow, situated in this quiet position at the end of Tyersal. Ideally located between Leeds and Bradford and within minutes to Pudsey Train Station. Provides 1 Double Bedroom, with gardens and parking. **MUST BE VIEWED.**

The accommodation comprises: Hall, Lounge, Kitchen, 1 Bedroom & Bathroom.

Offers Over £145,000

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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

HALLWAY Composite door

LOUNGE 11'2" x 10'6" (3.4m x 3.2m)

KITCHEN 9'6" x 6'7" (2.9m x 2m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor fan.

BEDROOM 1 11'8" (3.56) x 10' (3.05) + alcove

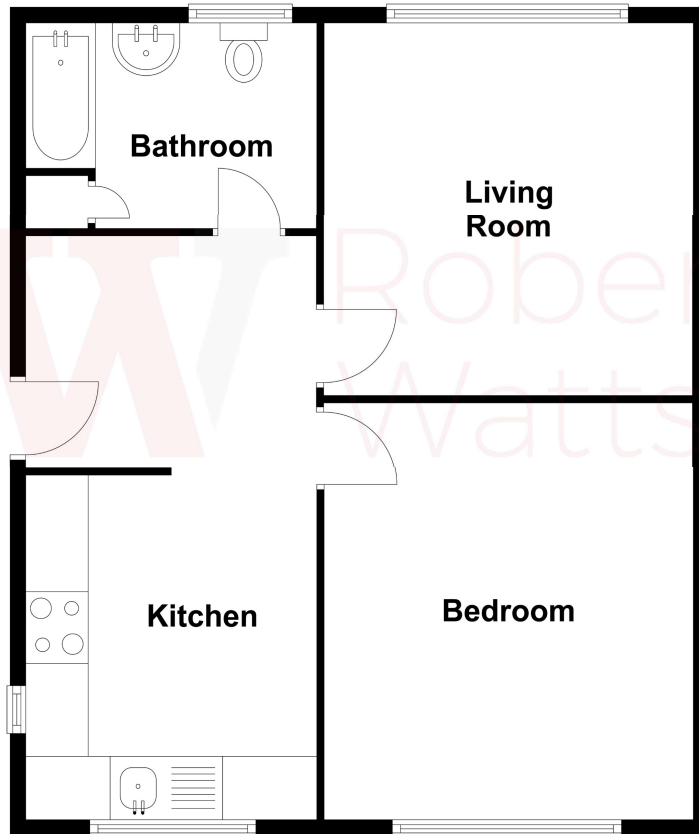
SHOWER ROOM/W.C. Impressive modern shower room with "walk in" shower. 1/2 tiled walls. Heated towel rail.

OUTSIDE Gardens front and rear. Driveway.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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