



46 Tempest Square, Tyersal, Bradford, BD4 0FE

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

Lovely 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, 2 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' x 10' (4.27m x 3.05m)

DINING KITCHEN 13' x 7' (3.96m x 2.13m)

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

DOWNSTAIRS W.C.

LANDING

BEDROOM 1 13' x 9'11" (3.96m x 3.02m)

BEDROOM 2 13' x 7' (3.96m x 2.13m)

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

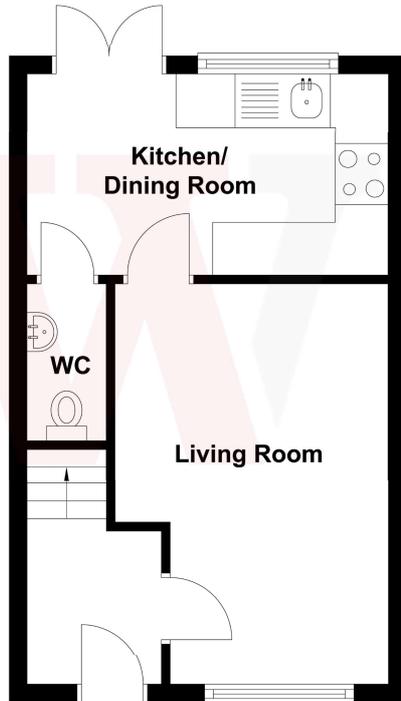
OUTSIDE Pleasant garden at the back with decking and patio terrace.

N.B Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

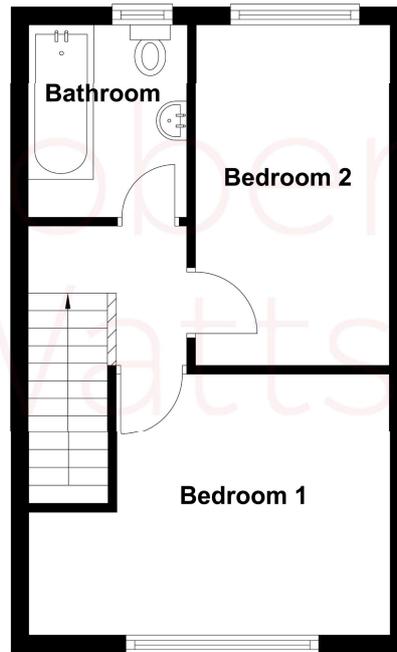
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		