



9 Pudsey View, Tyersal, Bradford, BD4 0FA

Immaculate MODERN DETACHED, forming part of Gleeson Homes development. Well presented throughout, providing 3 BEDROOMS + EN SUITE, together with GARAGE, DRIVEWAY & GARDEN. Ideally located close to both Leeds and Bradford and with easy commute to Pudsey Train Station.

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

Asking Price £245,000

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ENTRANCE HALL

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

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

DOWNSTAIRS W.C.

LOUNGE 15' x 10' (4.57m x 3.05m)

Useful storage cupboard.

LANDING

MASTER BEDROOM 12'10" x 9' (3.9m x 2.74m)

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

BEDROOM 2 13' x 11' max (3.96m x 3.35m max)

BEDROOM 3 11' x 6' (3.35m x 1.83m)

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

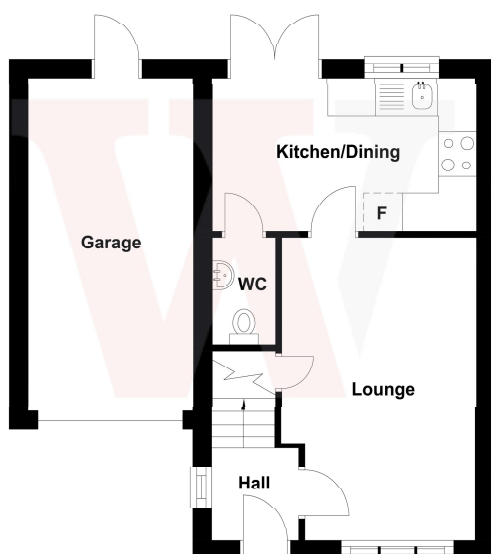
OUTSIDE Garden to front with Tarmac driveway, providing up to 2 parking spaces. Lovely, enclosed garden to the rear.

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 | | 96 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |