



## 6 Moorland Gardens, Tyersal, Bradford, West Yorkshire, BD4 0DT

Immaculate MODERN SEMI DETACHED, forming part of Gleeson Homes development. Well presented throughout, providing 2 BEDROOMS, 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, 2 Bedrooms & Bathroom.

**Asking Price £175,000**

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## ENTRANCE HALL

**LOUNGE 14' x 10' (4.27m x 3.05m)**

**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.

## LANDING

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

**BEDROOM 2 12'10" x 7' (3.9m x 2.13m)**

**BATHROOM/W.C.** White bathroom suite with shower over the bath.

**OUTSIDE** Garden at the front, along with driveway at the side, parking for 2 cars. Attached garage. At the back, lovely enclosed garden, with access to the garage.

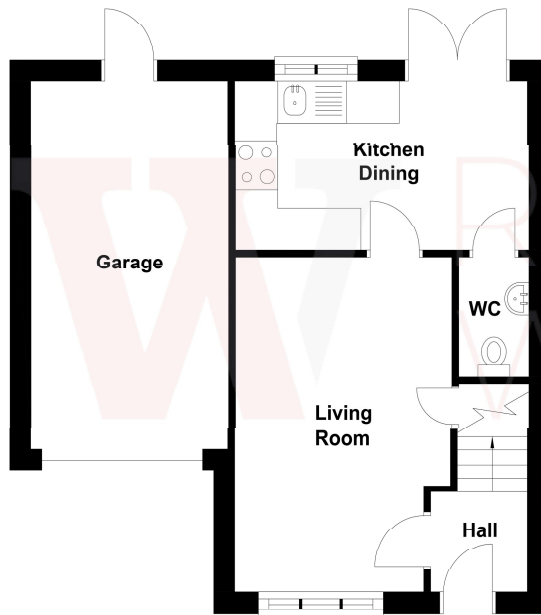
**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

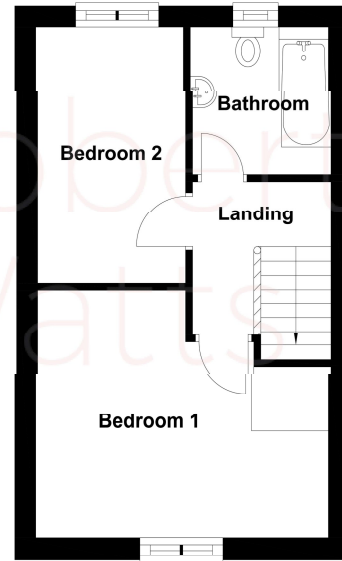




**Ground Floor**



**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		