



## 58 Turner Grove, Tyersal, Bradford, West Yorkshire, BD4 0FG

Immaculate MODERN DETACHED, forming part of Gleeson Homes development. Situated in a lovely position on the estate with views to the front over fields. 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 & Bathroom.

**Asking Price £230,000**

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# 58 Turner Grove, Tyersal, Bradford, West Yorkshire, BD4 0FG

## ENTRANCE HALL

## DOWNSTAIRS W.C.

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

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

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.

## LANDING

## MASTER BEDROOM 13' x 9' (3.96m x 2.74m)

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

## BEDROOM 2 13' x 10'10" max (3.96m x 3.3m max)

## BEDROOM 3 11' x 6'10" (3.35m x 2.08m)

BATHROOM/W.C. White bathroom suite. Part tiled walls.

OUTSIDE Garden front with driveway leading GARAGE. Pleasant garden to the rear.

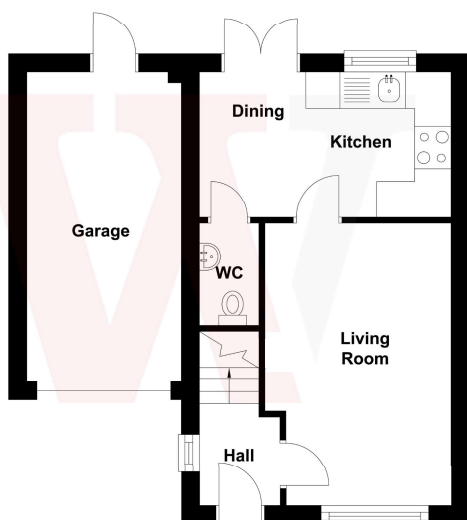
**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.

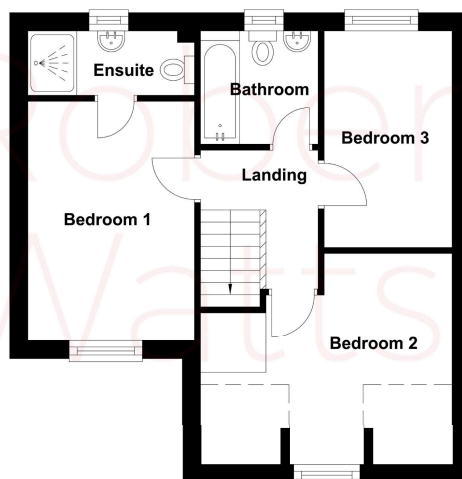




Ground Floor



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		