



## 15 St Lukes Vale, Tyersal, Bradford, West Yorkshire, BD4 0FD

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

Do not miss this impressive modern Semi Detached forming part of Gleeson Homes development. Occupies a corner plot and Immaculately presented throughout. Providing 3 Bedrooms together landscaped garden and driveway. 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 £200,000**

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**ENTRANCE HALL** Cloaks cupboard.

**DOWNSTAIRS W.C.**

**LOUNGE 14' (4.27) x 1'1" (0.33) max including open staircase**

**DINING KITCHEN 13' x 9' (3.96m x 2.74m)**

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**

**BEDROOM 1 13' x 8' max (3.96m x 2.44m max)**

**BEDROOM 2 12' x 7' (3.66m x 2.13m)**

**BEDROOM 3 9' x 5' (2.74m x 1.52m)**

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

**OUTSIDE** Occupies a corner position, with lovely enclosed side garden. Driveway/parking.

**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.

**SWIFT MOVE LEGAL PACK** This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc. vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

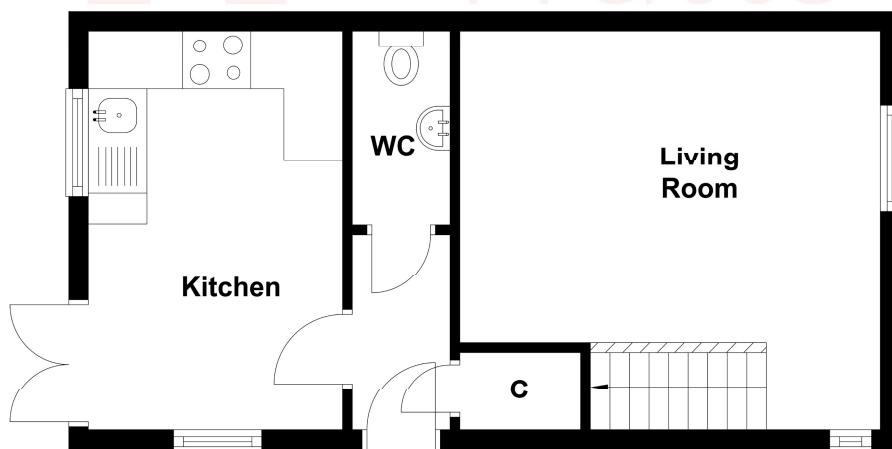
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



## First Floor



## Ground Floor



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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