



58 Tempest Square, Tyersal, Bradford, BD4 0FE

3 BEDROOMS: Lovely MODERN SEMI DETACHED, forming part of the ever popular Gleeson Homes development. Well presented throughout, providing 3 BEDROOMS. Further features include Central Heating, uPVC DG, 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, 3 Bedrooms & Bathroom

Asking Price £185,000

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ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE 14' (4.27) x 11' (3.35) plus open stair case

Useful storage cupboard

DINING KITCHEN 14' x 8' (4.27m x 2.44m)

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

LANDING

BEDROOM 1 10'11" (3.33) x 8' (2.44) plus wardrobes

Fitted mirrored wardrobes

BEDROOM 2 10' x 8' (3.05m x 2.44m)

BEDROOM 3 7' x 6' (2.13m x 1.83m)

BATHROOM/WC White bathroom suite with shower over the bath

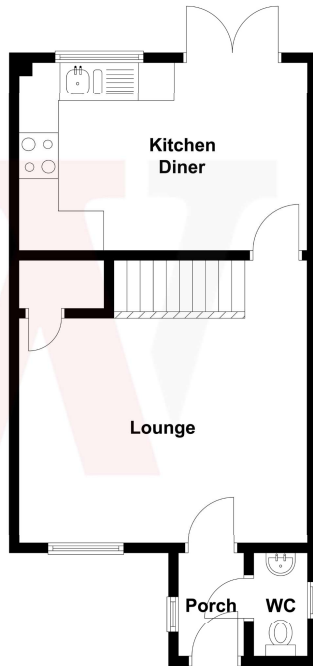
OUTSIDE Driveway to the side with small front garden. Enclosed garden to the back.

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.

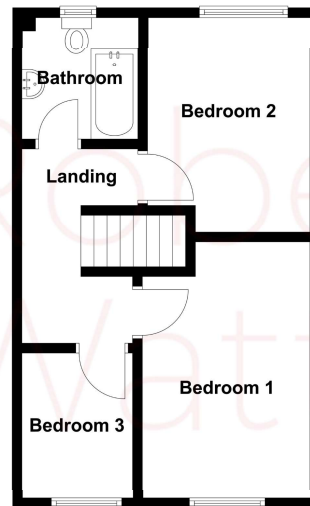
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		