



52 Tyersal Court, Tyersal, Bradford, West Yorkshire, BD4 8EW

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

NO CHAIN: Well appointed LINK DETACHED that is situated in this ever popular location. Provides 3 BEDROOMS and is sensibly priced to allow for updating / works required in keeping with today's modern standards. Ideally situated close to both Leeds and Bradford and a short drive to Pudsey Train Station and Owlcotes Shopping Centre.

Asking Price £228,000



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SWIFT MOVE LEGAL PACK The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

ENTRANCE HALL

LOUNGE 16'10" x 10' (5.13m x 3.05m)

DINING ROOM 12' x 9'11" (3.66m x 3.02m)

KITCHEN 13' x 6' (3.96m x 1.83m)

Selection of kitchen units, worktops and sink unit.

FIRST FLOOR

BEDROOM 1 10' x 9'11" (3.05m x 3.02m)

BEDROOM 2 11' x 9' (3.35m x 2.74m)

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

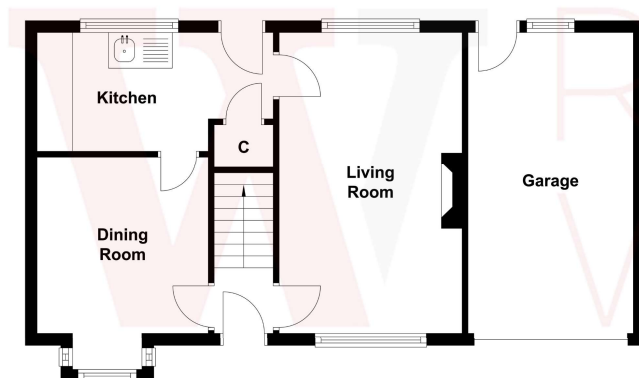
BATHROOM/WC White 3 piece bathroom suite including electric shower over the bath.

OUTSIDE Garden at the front, with side driveway and attached garage. Lovely enclosed rear garden.

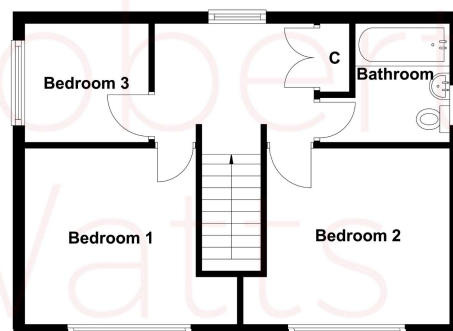
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		