



16 Moorland Lane, Tyersal, Bradford, West Yorkshire, BD4 0DU

SUPER LANDSCAPED GARDEN.

Lovely MODERN SEMI DETACHED, forming part of ever popular Gleeson Homes development.

Well presented throughout, providing 2 BEDROOMS. Further features include; DRIVEWAY & SUPER LANDSCAPED 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 £170,000

 01274 689589  birkenshaw@robertwatts.co.uk  robertwatts.co.uk
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

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ENTRANCE HALL

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

DINING KITCHEN 13' x 7' (3.96m x 2.13m)

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.

DOWNSTAIRS W.C.

LANDING

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

BEDROOM 2 12'11" x 7' (3.94m x 2.13m)

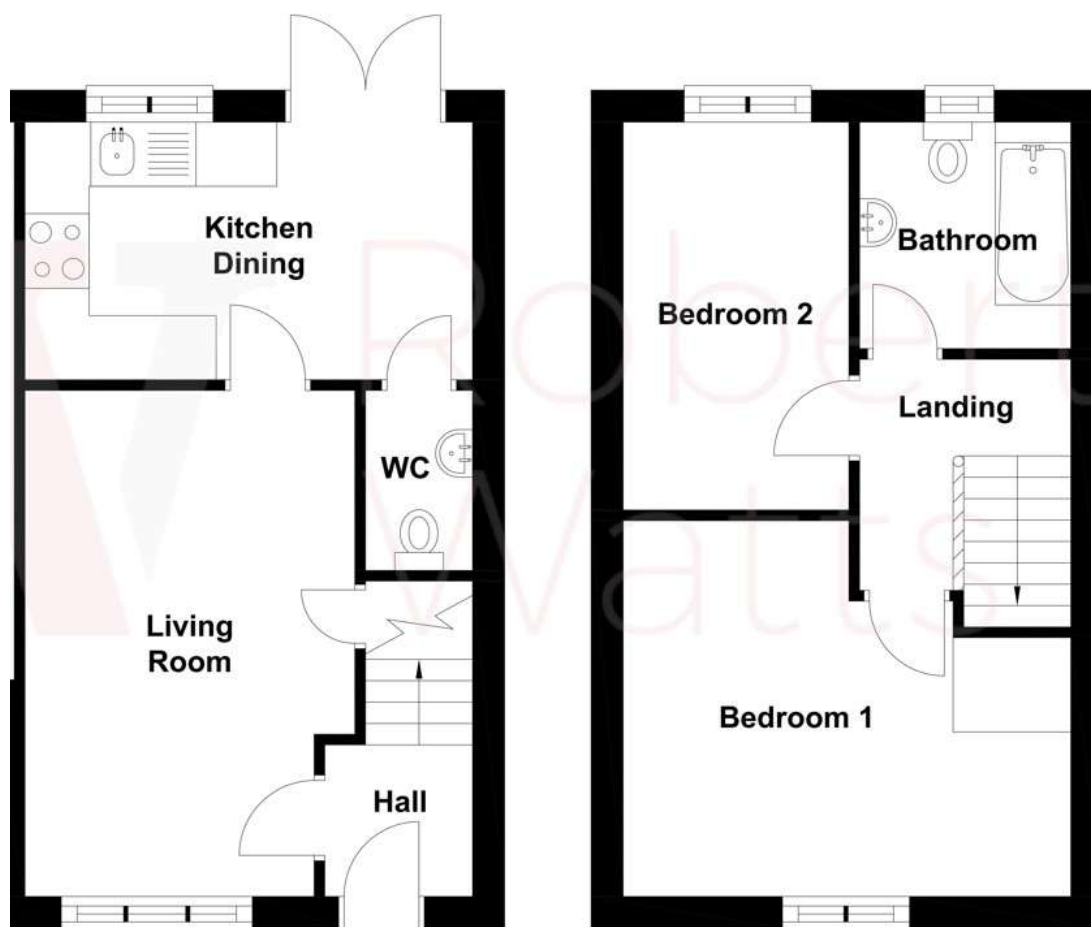
BATHROOM/W.C. White bathroom suite with shower over the bath.

OUTSIDE Lovely enclosed landscaped garden.

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.





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		