



36 Turner Grove, Tyersal, Bradford, West Yorkshire, BD4 0FG

Lovely Modern Detached, forming part of this popular Gleeson Homes development. With a lovely open aspect view to the front, the house provides family sized 4 bed roomed accommodation and is ideally located close to both Leeds and Bradford and offers an easy commute into Leeds, via Pudsey train station.

The accommodation comprises: Hallway, Lounge, Kitchen, 4 Bedrooms, En Suite & Bathroom.

Asking Price £270,000

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HALLWAY

DOWNSTAIRS W.C.

LOUNGE 15' x 11' (4.57m x 3.35m)

DINING KITCHEN 17' x 13' (5.18m x 3.96m)

Good sized kitchen with a range of base and wall units, central island unit, worktops and sink unit. Built in oven, hob and extractor. uPVC French doors leading to the garden.

LANDING

MASTER BEDROOM 12' x 8' (3.66m x 2.44m)

EN-SUITE SHOWER ROOM/W.C. White suite.

BEDROOM 2 12' x 8' max (3.66m x 2.44m max)

BEDROOM 3 8'10" x 6'11" (2.7m x 2.1m)

BEDROOM 4 8'10" x 8' max (2.7m x 2.44m max)

BATHROOM/W.C White bathroom suite.

OUTSIDE Garden to front. Driveway to side leading to GARAGE having power and light. Garden to 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.





Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		