



Flat H, Palmerston House, 90 Tyersal Lane, Tyersal, Bradford, BD4 0ER

SALE READY - QUICKER COMPLETION: Ask for more information.

Impressive TOP FLOOR DUXPLEX (2 floors) APARTMENT forming part of this ever popular development in Tyersal. Provides 2 BEDROOMS and very well presented offering READY TO MOVE INTO accommodation.

Ideally located close to both Bradford and Leeds and a short distance to Pudsey Train Station, offering a short commute into Leeds City Centre.

Available with immediate possession.

Asking Price £75,000



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SALE READY LEGAL PACK This property benefits from a Sale Ready 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 £360 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.

COMMUNAL ENTRANCE LOBBY Stairs leading to the top floor to reach Flat H.

HALLWAY Staircase to the upper floor.

LOUNGE 13' x 12' max (3.96m x 3.66m max)

DINING KITCHEN 16' x 6'10" (4.88m x 2.08m)

With a range of wall and base units, worktops and sink unit. Built in oven and hob.

LANDING Built in storage cupboard. Velux roof light.

BEDROOM 1 13' x 12' max (3.96m x 3.66m max)

BEDROOM 2 9' x 6' (2.74m x 1.83m)

SHOWER ROOM Super modern suite with corner shower cubicle. Vanity sink unit. Velux roof light,

OUTSIDE To the outside, there is a communal grass area. One allocated parking space.

LEASEHOLD The property is leasehold. At the date of instruction, there is 970 years left. We are informed the service charges are approximately £667 per quarter. We advise any interested party to check and confirm this information prior to engaging negotiations.

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