



**Saxton Place, Tyersal**  
**Offers In Excess Of £200,000**

- \* SEMI DETACHED \* THREE BEDROOMS \* READY TO MOVE INTO \* IDEAL STARTER HOME \*
- \* MODERN KITCHEN & BATHROOM \* CLOSE TO AMENITIES & TRANSPORT LINKS \*
- \* GARDEN \* DRIVE \* GARAGE \*

This three bedroom semi detached property would make a perfect home for a FTB/Young Family.

Offering 'ready to move into' accommodation and benefits from a modern fitted kitchen and house bathroom.

The property which forms parts of the Gleeson Homes development is within easy reach of amenities, schools and motorway links. Briefly comprising entrance vestibule, dining kitchen, lounge and cloaks/wc. There are three first floor bedrooms and a house bathroom. To the outside there is a well maintained garden with a driveway leading to a garage.







### Entrance Vestibule

With radiator.

### Dining Kitchen

16'1" x 10'2" (4.90m x 3.10m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, radiator and double glazed window.

### Lounge

13'5" x 10'8" (4.09m x 3.25m)

With radiator, French doors to garden.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, radiator and extractor fan.

### First Floor Landing

With radiator. Access to loft.

### Bedroom One

13'6" x 8'3" (4.11m x 2.51m)

With radiator and double glazed window.

### Bedroom Two

12'4" x 7'2" (3.76m x 2.18m)

With radiator and double glazed window.

### Bedroom Three

9'1" x 6'1" (2.77m x 1.85m)

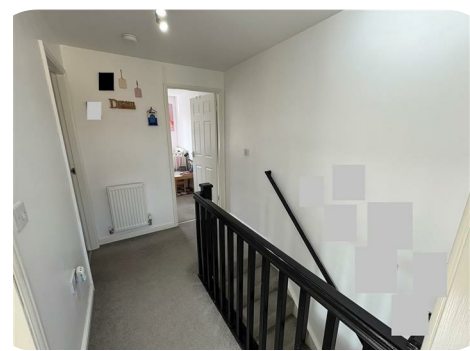
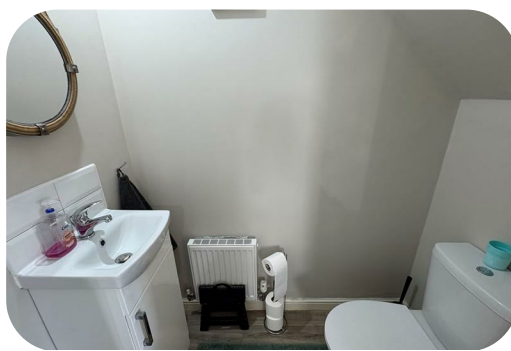
With radiator and double glazed window.

### Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

To the outside there is an enclosed lawned and patio garden to the rear, together with a driveway leading to a garage.





### Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd, turn right onto Hunsworth Ln, right onto Whitehall Rd W/A58, straight ahead at the roundabout, at Birkenshaw roundabout take the 1st exit onto Bradford Rd/A651, after 1.4 miles take the slight left onto Tong St/A650, turn right onto Broadstone Way, Broadstone Way turns right and becomes Madison Av, turn left onto Mansel Mews, left onto Launceston Dr, right onto Broadstone Way, left to stay on Broadstone Way, turn left to stay on Broadstone Way, right onto Tyersal Ln, left onto Saxton Place and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

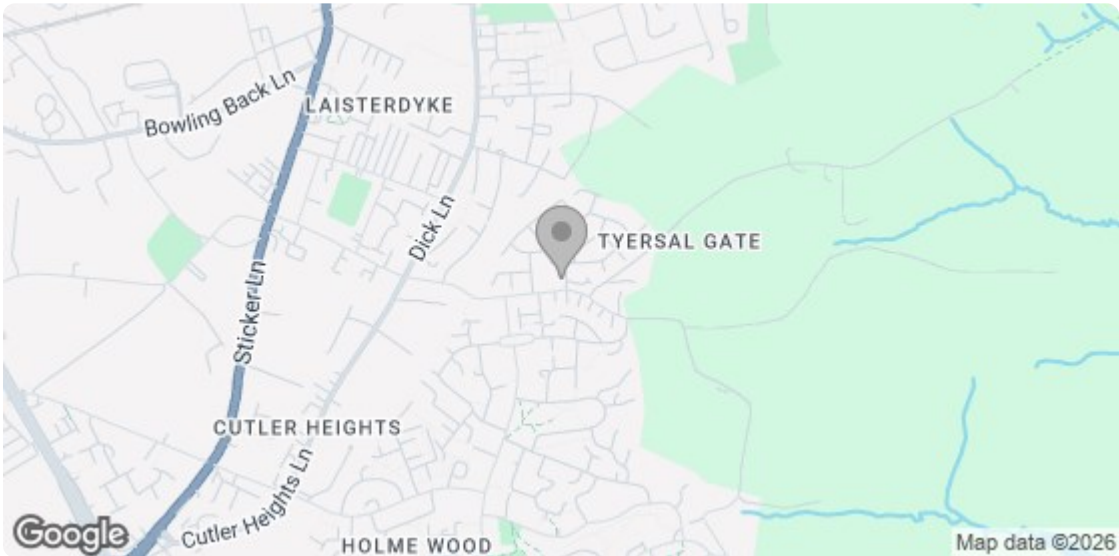
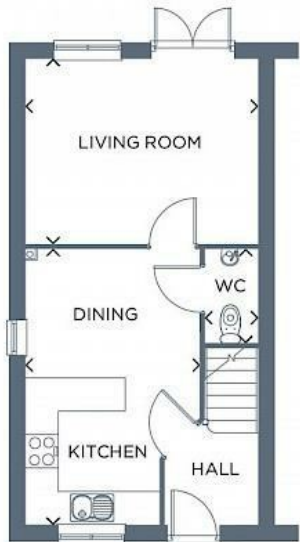
C / Leeds





Ground Floor

Room	Metres	Feet & Inches
Kitchen / Dining	4.95 x 3.12	16'3" x 10'3"
Living Room	4.15 x 3.31	13'7" x 10'10"
WC	1.70 x 0.94	5'7" x 3'1"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		95
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

