



**Tyersal Walk, Bradford, BD4 8ER**  
**£230,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



This newly renovated semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-presented bedrooms, providing ample space for peaceful nights and personal retreats. There are two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The heart of the home is undoubtedly the spacious dining kitchen, which has been thoughtfully designed to cater to modern living. This area not only serves as a functional cooking space but also as a gathering point for meals and socialising.

The property features a low-maintenance rear garden, ideal for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces. Additionally, the driveway offers parking for multiple vehicles, a valuable asset in today's busy world.

This extended semi-detached house combines contemporary style with practical living, making it a perfect choice for anyone looking to settle in a vibrant community. With its blend of comfort and convenience, this home is ready to welcome its new owners.



**Dining Kitchen 11'3" x 15'3" max (3.433 x 4.657 max)**  
Fitted kitchen with wall and base units. Stainless steel sink.  
Electric oven. Gas hob. Stainless steel cooker hood.  
Plumbing for washing machine. Plumbing for dishwasher.  
Two UPVC double glazed windows to rear elevation.

**Lounge 15'7" max x 18'5" max (4.764 max x 5.628 max)**  
Understairs storage. Two radiators. Two UPVC double glazed windows to front elevation.

**Dining Room 10'10" x 9'5" (3.310 x 2.894)**  
Radiator. UPVC double glazed French doors.

**Landing**  
Stairs leading from lounge. Cupboard housing boiler.  
UPVC double glazed window to side elevation.

**Bedroom One 14'2" x 11'6" (4.329 x 3.511)**  
Loft access. Radiator. UPVC double glazed window to front elevation.

**Bedroom Two 10'11" x 9'1" + recess (3.343 x 2.788 + recess)**  
Radiator. UPVC double glazed window to rear elevation.

**Bedroom Three 8'5" x 6'7" (2.574 x 2.015)**  
Radiator. UPVC double glazed window to front elevation.

**Bathroom**  
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator.  
UPVC double glazed window to rear elevation.

**Parking**  
Driveway parking for multiple vehicles.

**Rear Garden**  
Enclosed artificial lawn garden.

**Council Tax Band**  
C

**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
calm.buck.mild

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