



## 40 Tyersal Lane, Bradford, BD4 9HP

£170,000

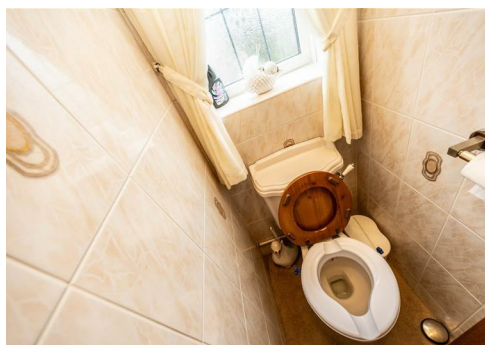


# 40 Tyersal Lane, Bradford BD4 9HP

This CHAIN- FREE 3-bedroom semi-detached dormer bungalow offers a great opportunity for buyers seeking a home with solid foundations and potential for modernisation. Located in a desirable area, the property features a practical layout, spacious rooms, and an array of attractive features, making it ideal for those looking to add their personal touch.



Council Tax Band: B



### Entrance

A welcoming hallway opens from the gated drive, offering ample space for shoes, coats, and freestanding furniture, setting a warm and functional tone upon entry.

### Kitchen

The well-equipped kitchen features an array of wall and base units, integrated appliances, and a rear-facing window. This layout provides an efficient, bright space for meal preparation and cooking.

### Living Room

This inviting, spacious living room is filled with natural light from a large front-facing window. A charming gas fireplace serves as a focal point, while carpeted floors add warmth and comfort. There is ample room for a full living suite and optional dining area, making it ideal for both relaxation and entertaining.

### W/C

A convenient ground-floor washroom includes a low-level flush toilet, adding ease and functionality to the main floor.

### Master Bedroom

Located on the ground floor, the master bedroom offers convenience and comfort, accommodating a double bed, freestanding furniture, and a media unit.

### First-Floor Landing

The carpeted landing area leads to two generously sized bedrooms and the main bathroom, creating an organised upper-level layout.

### Bedrooms

The two spacious upper-floor bedrooms offer plenty of room for wardrobes and furniture. While the decor may benefit from updating, both rooms provide a solid foundation for creating comfortable, stylish spaces.

### House Bathroom

The main bathroom includes a fitted bath and sink basin, providing essential amenities with potential for customisation.

### Outdoor Space

Externally, the property offers off-street parking on a private driveway, complemented by gardens to the front, side, and rear, featuring both paved and lawned areas. The single garage provides valuable additional storage space.

This home presents a fantastic opportunity for those looking to invest in a property with great potential, ready to be customised and transformed into a personalised haven.

### Agent Notes & Disclaimer.

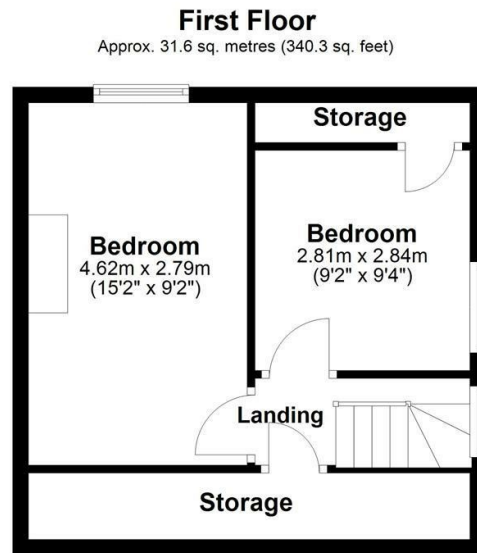
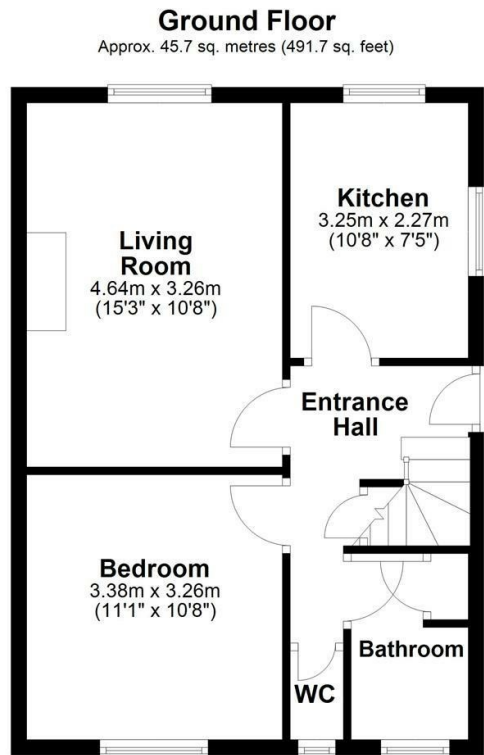
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Total area: approx. 77.3 sq. metres (832.0 sq. feet)

