

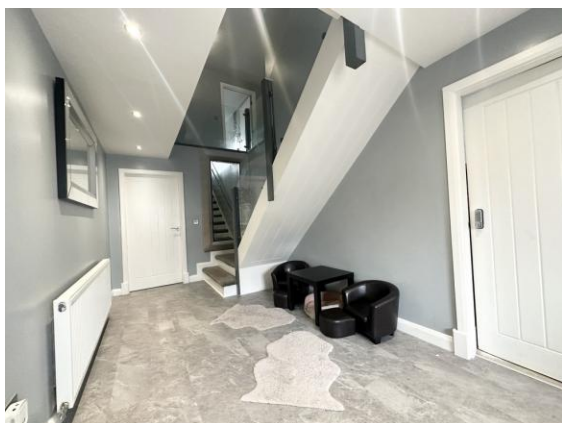


HOME

MARKETING & MANAGEMENT

TYERSAL ROAD, TYERSAL BD4 8ES

OFFERS OVER £695,000



Large Detached House
 8 Double Bedrooms (3 En-Suite)
 Spacious Modern Dining Kitchen
 2 Reception Rooms & Gym
 Astro & Patio Enclosed Garden
 Bar; Guest WC; Utility Room
 Large Drive & Garage
 Recently Constructed
 Gas C/Heating & Combi Boiler
 Upvc Double Glazed

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GENERAL DESCRIPTION

A large seven double bedroom detached house with large gardens and driveway in the area of Tyersal. The property will be of particular interest to families seeking spacious and versatile accommodation which benefits from: Impressive entrance hall; modern fitted dining kitchen with double doors to exterior rear; gym; garage; two reception rooms; master bedroom with modern white four piece en-suite bathroom and dressing room; two additional en-suite double bedrooms; modern white three piece house bathroom; astro turfed lawn and patio garden with detached bar area, Upvc double glazing; gas central heating with combination boiler; driveway with parking for several vehicles. Offers good commuting access to both Leeds and Bradford and an early inspection is recommended to appreciate the size and versatility of the accommodation on offer.

TENURE
Freehold

ROOM MEASUREMENTS

HALL 19' 6" x 8' 1" (5.94m x 2.46m) max
LOUNGE 15' 7" x 11' 7" (4.75m x 3.53m) max
DINING ROOM 15' 7" x 11' 4" (4.75m x 3.45m)
GYM 16' 1" x 11' 3" (4.9m x 3.43m)
UTILITY 5' 4" x 5' 1" (1.63m x 1.55m)
GUEST WC 5' 0" x 4' 4" (1.52m x 1.32m)
1ST FLOOR STAIR & LANDING 23' 1" x 20' 2" (7.04m x 6.15m) max
MASTER BEDROOM 17' 7" x 11' 5" (5.36m x 3.48m) max
DRESSING ROOM 7' 3" x 6' 5" (2.21m x 1.96m)
EN-SUITE BATHROOM 10' 9" x 10' 5" (3.28m x 3.18m)
DOUBLE BEDROOM 2 14' 7" x 11' 4" (4.44m x 3.45m)
DOUBLE BEDROOM 3 11' 4" x 11' 4" (3.45m x 3.45m)
DOUBLE BEDROOM 4 11' 5" x 9' 9" (3.48m x 2.97m)
DOUBLE BEDROOM 5 11' 4" x 9' 9" (3.45m x 2.97m)
DOUBLE BEDROOM 6 11' 4" x 7' 1" (3.45m x 2.16m)
BATHROOM 14' 6" x 14' 2" (4.42m x 4.32m)
2ND FLOOR STAIR & LANDING 3' 4" x 2' 7" (1.02m x 0.79m)
DOUBLE BEDROOM 7 14' 6" x 14' 3" (4.42m x 4.34m) max
EN-SUITE 13' 2" x 11' 4" (4.01m x 3.45m)
DOUBLE BEDROOM 8 14' 6" x 14' 2" (4.42m x 4.32m) max
EN-SUITE 5' 3" x 5' 1" (1.6m x 1.55m)
BAR 27' 6" x 12' 7" (8.38m x 3.84m) max
GARAGE 13' 4" x 11' 4" (4.06m x 3.45m)

OPENING HOURS

Pudsey Office

Monday to Friday
Saturday

Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

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