









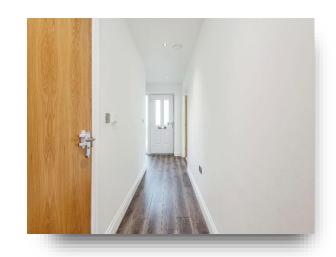
# welcome to

# **Tyersal Road, Bradford**

Truly beautiful four bedroom detached property offering ready to move into accommodation and offered with no onward chain. Ideally located for easy access into Leeds or Bradford.













#### **Entrance Hall**

With gas central heating radiator.

#### **Downstairs W/C**

With wash hand basin set on vanity unit, w/c and heated towel rail.

## Lounge

15' 9" x 18' 1" into bay ( 4.80m x 5.51m into bay ) With bay window to the front, windows to the side and french doors from the hallway.

## Kitchen/ Diner

11' 11" x 23' ( 3.63m x 7.01m )

Fitted kitchen with a range of cream wall and base units incorporating stainless steel sink and drainer with work surfaces, integrated dishwasher, houses the boiler, patio doors to the rear and gas central heating radiator.

## Landing

With window to the side and loft access.

#### **Bedroom One**

With window to the front and gas central heating radiator.

#### **Ensuite**

Comprises shower cubicle, wash hand basin set in vanity unit, w/c, ceiling spot lights, heated towel rail and fitted mirror.

#### **Bedroom Two**

10' 8"  $\times$  16' 3" into recess (  $3.25m \times 4.95m$  into recess ) With window to the side and gas central heating radiator.

### **Bedroom Three**

9' 8" max x 10' 8" max ( 2.95m max x 3.25m max ) With window to the rear and gas central heating radiator.

## **Bedroom Four**

10' 7" max x 9' 7" max ( 3.23m max x 2.92m max )

With window to the front and gas central heating radiator.

#### **Bathroom**

Three piece suite comprises panel bath with shower over, wash hand basin set in vanity unit, w/c, heated towel rail, tiled walls and floor.

## **Deatched Garage**

With up and over door and door access at the rear.

#### Outside

Well maintained lawn garden to the front and to the rear gated driveway and garage.





## welcome to

# **Tyersal Road, Bradford**

- Four Bedroom
- Detached
- Driveway and Garage
- No Chain
- Offers over £290,000

Tenure: Freehold EPC Rating: B

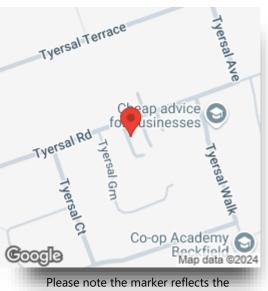
offers over

£290,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BDF114983



Property Ref: BDF114983 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.