



## Tyersal Green, Tyersal, Bradford, BD4 8HQ

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- FIRST TIME BUYERS / INVESTORS
- BEDROOMS 1 & 2 WITH FITTED WARDROBES
- DOUBLE GLAZING
- COUNCIL TAX BAND C
- CUL-DE-SAC POSITION
- KITCHEN DINER WITH BREAKFAST BAR
- CENTRAL HEATING
- DRIVEWAY AND GARAGE PARKING
- EPC RATING GRADE C

**Offers In The Region Of £170,000**



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HUNTERS BRADFORD PRESENTS - TYERSAL GREEN BD4

FIRST TIME BUYERS / INVESTORS - CUL-DE-SAC POSITION - THREE BEDROOM SEMI-DETACHED FAMILY HOME - KITCHEN DINER WITH BREAKFAST BAR - BEDROOMS 1 & 2 WITH FITTED WARDROBES - CENTRAL HEATING - DOUBLE GLAZING - DRIVEWAY AND GARAGE PARKING - COUNCIL TAX BAND C - EPC RATING GRADE C

## GROUND FLOOR

Enter the property into the hallway, there are stairs to the first floor and a door to access the lounge. The lounge is a good space with fireplace and a sliding door to the kitchen / diner. The kitchen has both wall and base units, plumbing for a washing machine, space for a free-standing cooker, breakfast bar a door to the rear garden and a handy under the stairs storage cupboard.

## FIRST FLOOR

From the landing there are doors to access all three bedrooms, the family bathroom and a loft hatch. Bedroom 1 is a double room with fitted wardrobes overlooking the front. Bedroom 2 is a double room with fitted wardrobes overlooking the rear. Bedroom 3 is a single room to the front. The bathroom is a three-piece, bath with shower over, basin and WC.

## EXTERNAL

The property benefits from garden areas to both the front and rear, with parking via both a driveway and garage.

## LOCATION

The property is set within a cul-de-sac, close to local schools, amenities and access to the M62 motorway network.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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