



## Saxton Place, Tyersal, Bradford, BD4 0FB

- FIRST TIME BUYERS / INVESTORS
- KITCHEN DINER WITH PATIO DOORS TO THE REAR GARDEN
- DOUBLE GLAZING
- LARGE REAR GARDEN
- COUNCIL TAX BAND C

- WELL-PRESENTED THROUGHOUT
- MODERN THREE-PIECE BATHROOM SUITE
- GAS CENTRAL HEATING
- DRIVEWAY PARKING
- EPC RATING GRADE B

**Offers Over £170,000**



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## DESCRIPTION

HUNTERS BRADFORD PRESENTS - SAXTON PLACE - BD4

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This family home is decorated in neutral colours, allowing buyers to make it their own, through colour choice.

The property as informed by the vendor, has around 4years left on its build guarantee, the property is around six years old.

### GROUND FLOOR

Enter the porch, there is a door to the ground floor WC and a door through to the reception room. The WC has a window, basin, and sink. The reception room is a good size with stairs to the first floor, a handy under stairs storage cupboard and a door to the kitchen diner. The kitchen diner has a good selection of both wall and base units, basin, gas hob, electric oven, plumbing for a washing machine, space for a free standing fridge freezer, space for a dining table and patio doors to the large rear garden.

### FIRST FLOOR

The landing is decorated in neutral colours and gives access to all three bedrooms, the family bathroom, and a hatch to access the loft. Bedroom 1 is a double room overlooking the front, bedroom 2 is a double room overlooking the rear garden and bedroom 3 is a single room to the front. The bathroom is a modern three piece with bath (shower over, basin and WC).

### EXTERNAL

This lovely family home has a large size rear lawn garden, enclosed by a fence giving extra safety for children to play out, there is also a gate to access the driveway. Parking is provided by a driveway to the side.

There is the potential of extending the property if required and subject to local authority building control.

### LOCATION

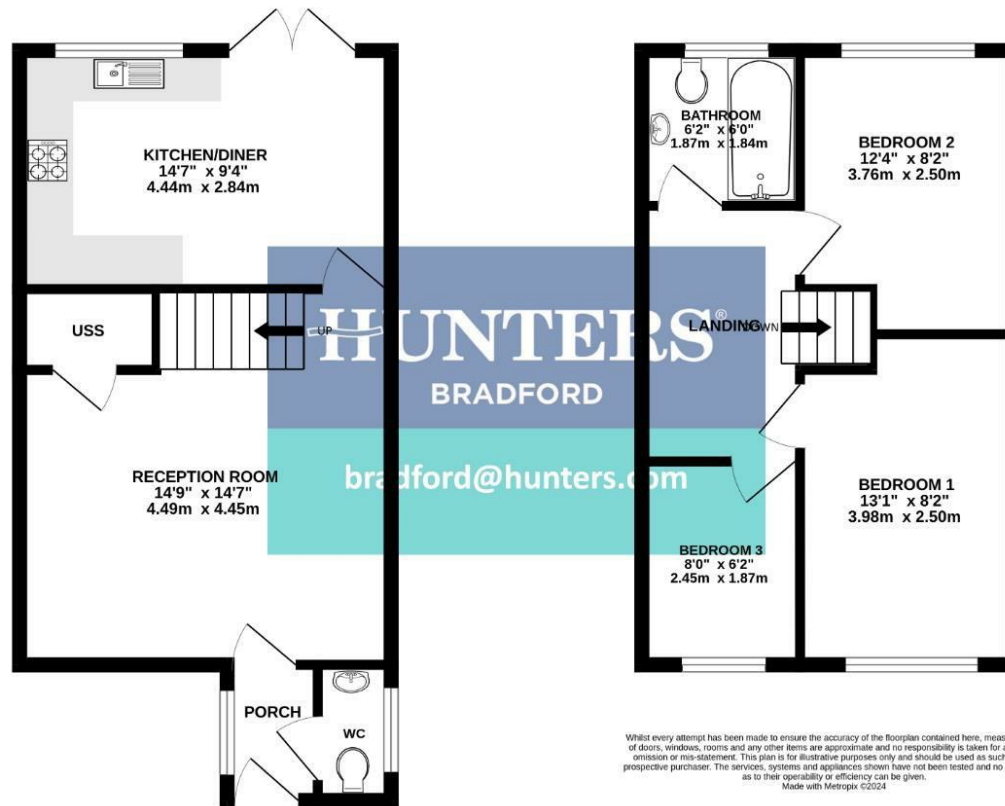
BD4 is a very popular residential areas with local schools, shops, other amenities and transport links to surrounding towns and cities





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. Made with Metropix ©2024

**Viewings**

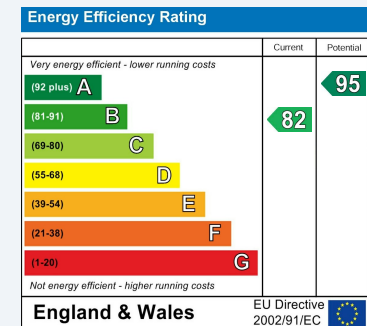
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**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.



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.

