



Tyersal Avenue - REF SR, Tyersal, Bradford, West Yorkshire, BD4 8HJ

- THREE BEDROOM EXTENDED MID TERRACE FAMILY HOME
- GROUND FLOOR WC
- THREE PIECE FAMILY SHOWER ROOM
- DRIVEWAY AND GARAGE PARKING
- CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS TO BRADFORD AND THE M62 MOTORWAY NETWORK
- SPACIOUS EXTENDED KITCHEN DINER WITH ISLAND
- BEDROOM 1 & 2 WITH FITTED WARDROBES
- DOUBLE GLAZING - GAS CENTRAL HEATING
- GOOD SIZE REAR FAMILY GARDEN
- COUNCIL TAX BAND B - EPC RATING GRADE C

Offers Over £170,000

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DESCRIPTION

Welcome to this charming three-bedroom extended mid-terrace family home located in the sought-after area of Tyersal Avenue, Bradford. This property boasts a spacious extended kitchen diner with an island, perfect for family gatherings and entertaining guests.

As you step inside, you have access to the reception room and spacious kitchen diner. You'll find a ground floor WC for convenience, located off the kitchen / diner. The extension was approved via planning (Application Reference Number 22/04149/DEXBN, via Leeds Council Planning) on the 03/08/2022.

From the landing, there is access to all three bedrooms and family shower room. Bedroom 1 and bedroom 2 are both equipped with fitted wardrobes, providing ample storage space. The three-piece family shower room ensures practicality and comfort for the whole family.

With double glazing throughout, this home offers warmth and energy efficiency. Outside, you'll find parking for two vehicles with a driveway and garage, making parking hassle-free.

The good-sized rear family garden is ideal for children to play in or for hosting summer barbecues.

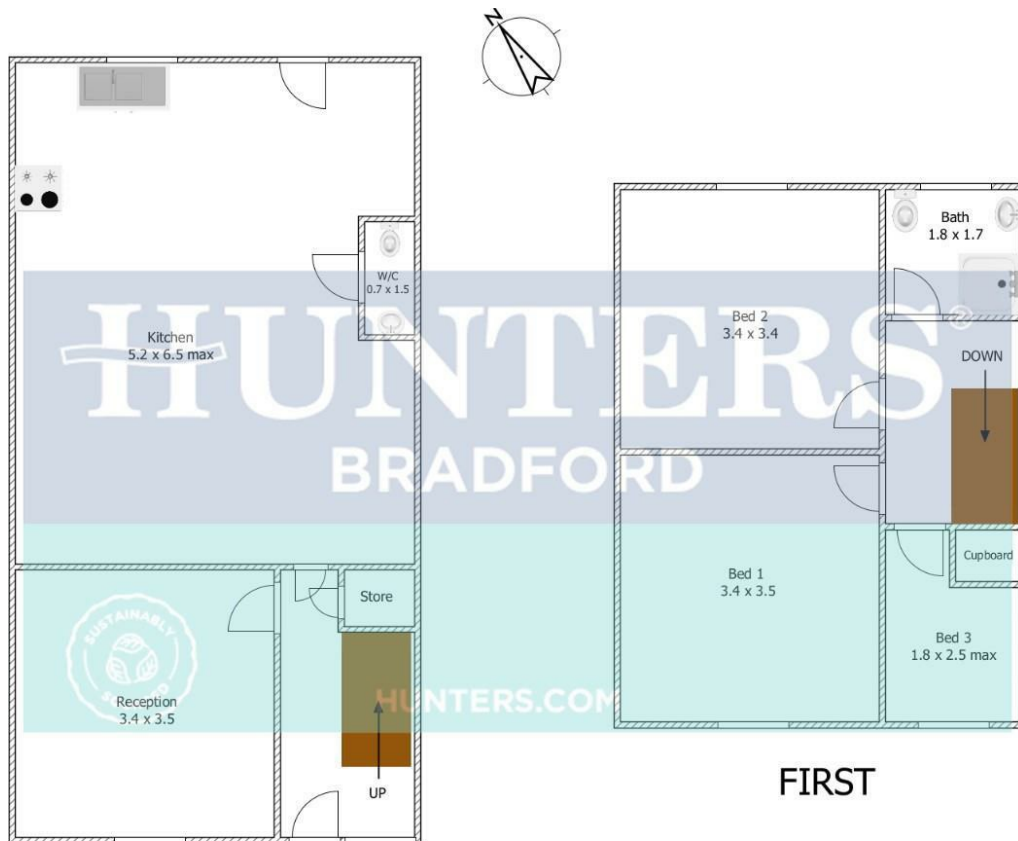
Situated in Council Tax Band B and with an EPC rating grade C, this property is not only beautiful but also cost-effective to maintain.

Its proximity to local amenities, schools, and excellent transport links to Bradford and the M62 motorway network make it a convenient choice for families.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and comfort this property has to offer.







GROUND

FIRST

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and scaling of doors/windows/utilities/appliances/fitings are approximate and no responsibility will be taken for any error, omission, or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

(Dimensions in metres)

Viewings

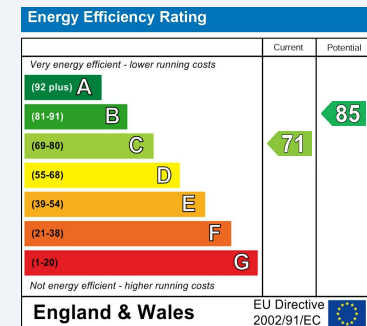
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.