



Tyersal Court - REF TN, Tyersal, Bradford, West Yorkshire, BD4

- FOUR BEDROOM LINK-DETACHED FAMILY HOME
- SPACIOUS KITCHEN DINER & TWO RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM & WC
- FRONT GARDEN AND DRIVEWAY FOR SEVERAL CARS
- COUNCIL TAX BAND D
- *** NO CHAIN ***
- GROUND FLOOR UTILTIY ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- GARAGE (POSSIBLE CONVERSION)
- EPC RATING GRADE D

Asking Price £300,000

HUNTERS
HERE TO GET *you* THERE

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Nestled in the charming Tyersal Court of Bradford, this stunning four-bedroom link-detached family home, with NO CHAIN is a true gem waiting to be discovered. As you step inside, you are greeted by not one, but two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day.



The heart of this home lies in its spacious kitchen diner, where countless memories are waiting to be made over delicious meals and heartfelt conversations. The ground floor utility room and shower room add a touch of convenience to your daily routine, making life that much easier.



With double glazing and gas central heating, this property ensures warmth and comfort all year round. Outside, a front garden and driveway provide parking for several cars, along with a garage that offers the potential for conversion into an additional reception room, the possibilities are endless.

Situated in Council Tax Band D with an EPC rating of Grade D, this home not only offers comfort but also practicality. Its proximity to local amenities, schools, excellent transport links, and the M62 motorway network make it an ideal choice for families looking for convenience and accessibility.

Don't miss out on the opportunity to make this wonderful property your own and start creating a lifetime of memories in this delightful abode.



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GROUND FLOOR

Entrance Hallway

Reception Room 1
13'1" x 16'10"

Reception Room 2
10'0" x 16'11"

Kitchen Diner
25'10" x 10'4"

Utility Room
8'3" x 6'9"

Ground Floor Shower Room & WC
8'3" x 3'4"

FIRST FLOOR

Landing

Bedroom 1
11'9" x 17'5"

Bedroom 2
12'1" x 10'4"

Bedroom 3
10'7" x 10'0"

Bedroom 4
7'11" x 10'5"

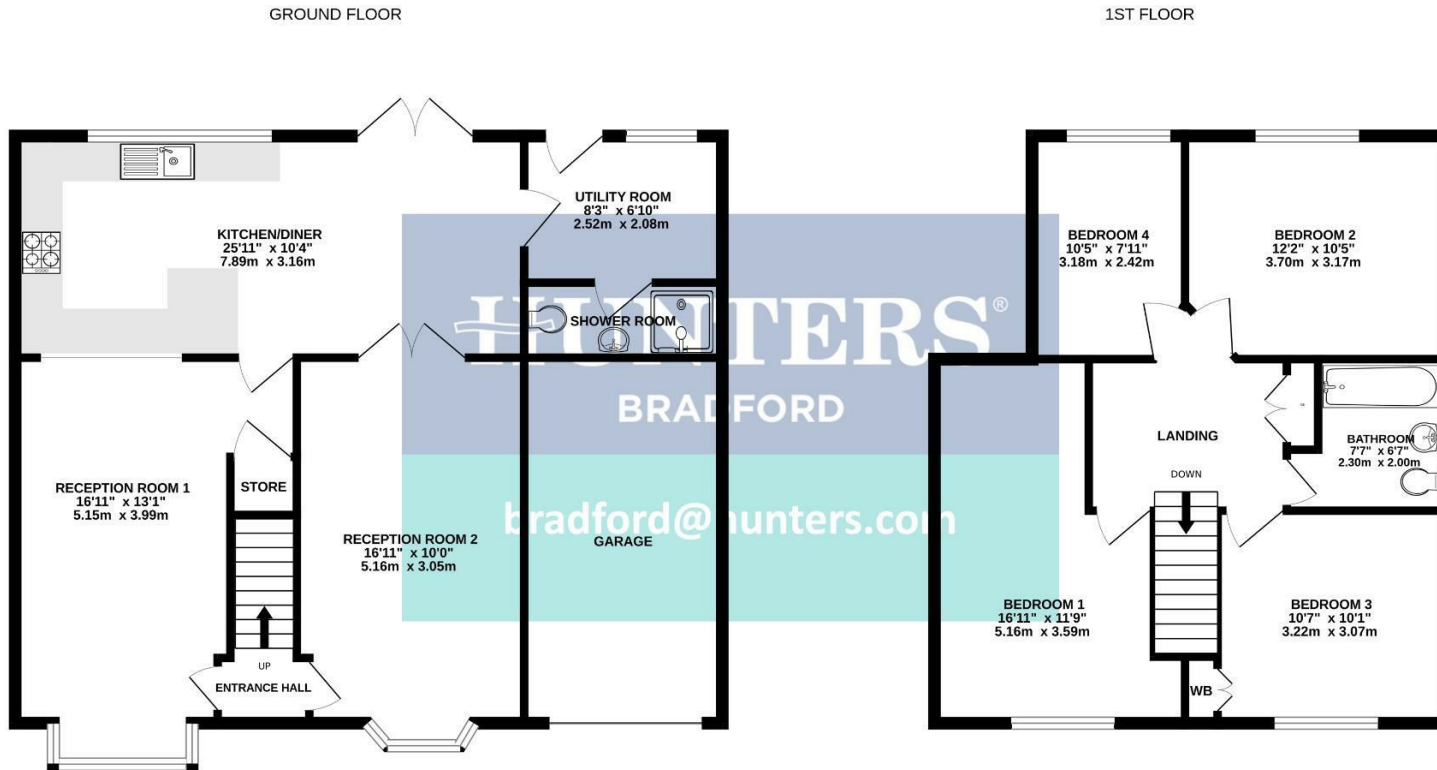
Bathroom
7'6" x 6'6"

EXTERNAL

Front Garden & Driveway

Rear Garden

Garage



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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Viewings

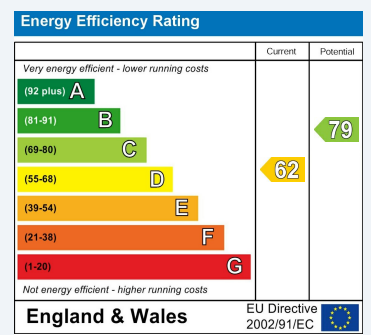
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

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

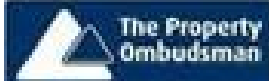
ENERGY PERFORMANCE CERTIFICATE

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.



2 Wakefield Road, Bradford, BD4 7AT
Tel: 01274 393955 Email: bradford@hunters.com <https://www.hunters.com>

