



Tyersal Close, Bradford BD4 8HE

welcome to
Tyersal Close, Bradford

A lovely ready to move into family home, boasting VERSATILE LIVING ACCOMMODATION, with THROUGH LOUNGE, four bedrooms plus EN SUITE along with gardens and GARAGE. Situated within a popular residential location, this is a must see!



Tyersal Close

Semi detached property briefly comprising of Entrance Hall, Lounge, Kitchen Diner, Utility Room, Master Bedroom with En-Suite, plus Three Further Bedrooms, Loft Space, Garden and Garage

Entrance Hall Lounge

19' 9" x 11' 8" (6.02m x 3.56m)

The spacious family living room has carpet, double glazed windows and French doors to the front elevation, radiator, gas fire to the chimney breast.

Kitchen Diner

16' 3" x 8' 6" (4.95m x 2.59m)

The well designed kitchen has gas hob, electric oven, space for fridge freezer, wall hung, drawer and base units with complimentary worktop surfaces over, tiled splash backs, sink with drainer, wall hung boiler.

Utility Room

8' 3" x 7' 6" (2.51m x 2.29m)

The useful utility room has plumbing for washer and has worktop units and double glazed window.

Bedroom 1

15' 3" x 13' 7" (4.65m x 4.14m)

A very good sized master bedroom with carpet, radiator and double glazed windows to the side.

En-Suite

7' 9" x 7' 7" (2.36m x 2.31m)

Having part tiled walls, corner shower, tiled floor, low flush WC, wash hand basin. The room also benefits from having fitted storage units, great for storage.

Bedroom 2

10' 4" x 8' 9" (3.15m x 2.67m)

Having eaves storage, radiator, carpet and sky light velux window.

Bedroom 3

11' 2" x 5' 5" (3.40m x 1.65m)

With eaves storage cupboard, radiator carpet and velux window.

Bedroom 4

11' 2" x 10' 7" (3.40m x 3.23m)

With laminate flooring, radiator and double glazed windows to the rear.

Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

Bath with shower head, wash basin with drawers, low flush WC, tiled flooring and frosted double glazed window.

Loft Space External

Private fenced garden with lawn area to rear. A good size which is perfect for enjoying the summer months and children's play. Garage with power to the side.



view this property online williamhbrown.co.uk/Property/PDY113767



welcome to

Tyersal Close, Bradford

- Semi Detached Family Home
- Versatile Living Accommodation
- Through Lounge
- En Suite
- Gardens, Drive & Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/PDY113767



Property Ref:
PDY113767 - 0005

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.

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.



william h brown



0113 257 2014



Pudsey@williambrown.co.uk



4-6 Church Lane, PUDSEY, West Yorkshire,
LS28 7BD



williambrown.co.uk