KATH | WELLS

ESTATE AGENTS & VALUERS

# 2A Tyersal Green
# Bradford




## 4 Bedroom House - Detached
## £350,000

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

**Web Site**
www.kathwells.com

**email**
sales@kathwells.com

# 2A Tyersal Green, Bradford, West Yorkshire, BD4 8HQ

## GROUND FLOOR:

### Front Entrance Porch:
Access via a part glazed front entrance door

### Living Room:



Double glazed window, a fire place & hearth with an inset electric fire, television point, stairs rising to the first floor, central heating radiator

### Modern Fitted Dining & Breakfast Kitchen:



Double glazed window, a modern range of fitted wall, drawer & base units, work surfaces, electric hob with an extractor fan above, built under oven / grill, dishwasher, inset sink & drainer, breakfast counter for dining, ample space for a fridge / freezer, ample space for a dining table & chairs

### Utility Room:



Plumbing for an automatic washing machine, central heating radiator

### Office Room:



Double glazed window, ample space for a good sized home office

### Conservatory:



Double glazed French doors giving access to the rear garden

## FIRST FLOOR:

### Landing:
Access to the first floor accommodation, access to a loft space

### Bedroom One:



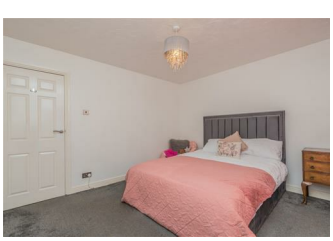
Double glazed window, fitted wardrobes, central heating radiator

### Bedroom Two:



Double glazed window, central heating radiator

## Bedroom Three:




Double glazed window, central heating radiator

## Bedroom Four:




Double glazed window, central heating radiator

## Bathroom / WC:




Double glazed window, a four piece suite comprising of a paneled bath, a glazed shower cubicle with a plumbed shower above, low flush WC, wash basin set into a vanity unit, central heating radiator

## TO THE OUTSIDE:



## Gardens:





The front garden is low maintenance & part enclosed. The rear garden is a good size & comprises of a lawn, a paved patio & is fully enclosed

## Off Street Parking / Driveway:




A driveway provides off street parking for a family sized car

## Council Tax Band & EPC Rating:

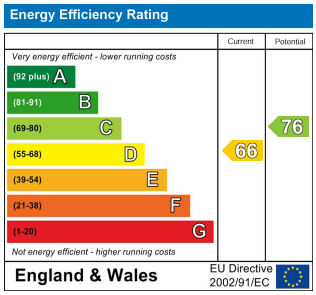
Council Tax Band: D / EPC Rating: D

## EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/9708-0207-6106-8939-2700

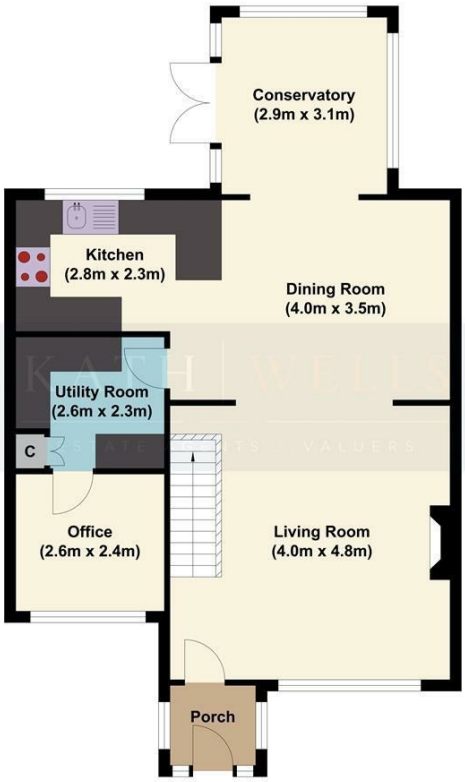
## Anti-Money Laundering (AML) Checks:

By law, we must carry out Anti-Money Laundering (AML) checks to verify the identity of all buyers once an offer has been accepted. The cost is £35.00 plus VAT (£42.00 total) per buyer, and this fee is payable when your offer is accepted. These checks are a legal requirement for all purchasers.



# Floor Plan

## Ground Floor




## First Floor

