



## Tyersal Avenue, Tyersal, Bradford, BD4 8HJ

- TWO-BEDROOM SEMI-DETACHED BUNGALOW
- SHOWER ROOM
- GOOD SIZE ENCLOSED REAR GARDEN
- DOUBLE GLAZING / CENTRAL HEATING WITH HIVE
- COUNCIL TAX BAND B
- SITS ON A GOOD-SIZED PLOT
- DECKING AREA TO THE FRONT
- UNDERFLOOR INSULATION
- GARDENS FRONT AND REAR - DRIVEWAY PARKING
- EPC RATING GRADE D

**Asking Price £137,500**





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## DESCRIPTION

HUNTERS BRADFORD PRESENTS - TYERSAL AVENUE - BD4

TWO-BEDROOM SEMI-DETACHED BUNGALOW – SITS ON A GOOD-SIZED PLOT - SHOWER ROOM - DECKING AREA TO THE FRONT - GOOD SIZE ENCLOSED REAR GARDEN - UNDERFLOOR INSULATION - DOUBLE GLAZING - CENTRAL HEATING WITH HIVE - GARDENS FRONT AND REAR - DRIVEWAY PARKING - COUNCIL TAX BAND B - EPC RATING GRADE D

internal

Enter the porch, an ideal place for shoes and coats, there is then a door to access the kitchen. The kitchen has both wall and base units, space for an undercounter fridge, gas hob, oven, breakfast bar and plumbing for a washing machine.

The lounge is an inviting space with dual aspect views, allowing a good amount of light into the room. From the hallway there is access to bedroom 1, bedroom 2 and the shower room.

Bedroom 1 is a double room, overlooking the rear garden, bedroom 2 is a single room with a patio door leading to the rear garden. From bedroom 2 is also a pull-down ladder, to access the loft.

The loft is full boarded with skylight window, it houses the boiler, and the current owners use it for both a craft room and an occasional guest bedroom. The shower room is a three piece with shower cubicle, basin, and WC.

EXTERNAL

The property has both front and rear low maintenance garden areas, to the front is a driveway, gravel area and decking seating area. To the rear is an enclosed yard garden with garden shed. Parking is provided by a driveway to the front.





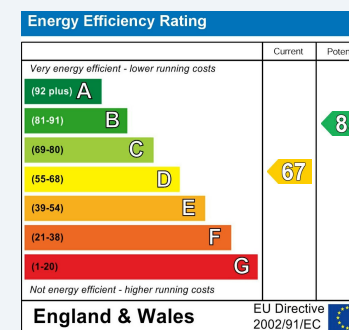






## ENERGY PERFORMANCE CERTIFICATE

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.

### 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.



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