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# Tyersal Court

## Bradford, BD4 8EN

## Offers Over £230,000

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This three-bedroom detached house is offered **for sale** in the Tyersal area of Bradford, a location noted for its nearby schools and local amenities, making it suitable for first-time buyers and families.

The ground floor features a separate reception room providing a defined living area, complemented by an open-plan kitchen with dining space, creating a central hub for day-to-day life and mealtimes. A conservatory extends the living accommodation and offers direct views over the enclosed garden. The enclosed garden provides outdoor space for play, relaxation or gardening. The property also benefits from a drive and a single garage, offering off-street parking and additional storage.

Upstairs, there are three bedrooms: two doubles and one single, providing flexible accommodation for family living, home working or guest use. There is one bathroom serving the bedrooms.

The property is well placed for local amenities in Tyersal and surrounding districts of Bradford, with a range of shops and services available in nearby neighbourhood centres and along local high streets. Families will appreciate the proximity to nearby schools in the area.









GROUND FLOOR

Living Room 10'1" x 16'6" (3.08 x 5.05)

Kitchen 9'8" x 19'0" (2.95 x 5.80)

Conservatory 11'1" x 8'11" (3.39 x 2.73)

FIRST FLOOR

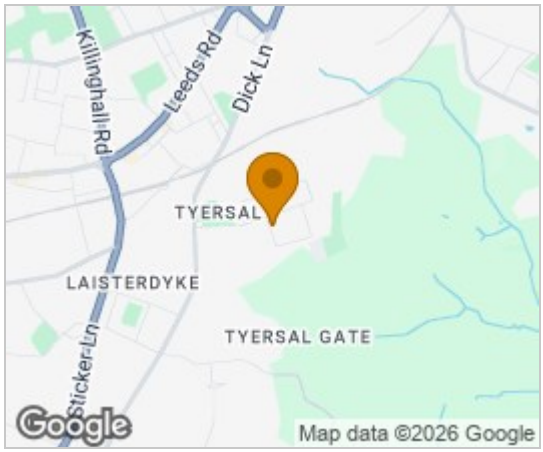
Bedroom One 10'2" x 9'9" (3.11 x 2.98)

Bedroom Two 9'9" x 8'10" (2.98 x 2.70)

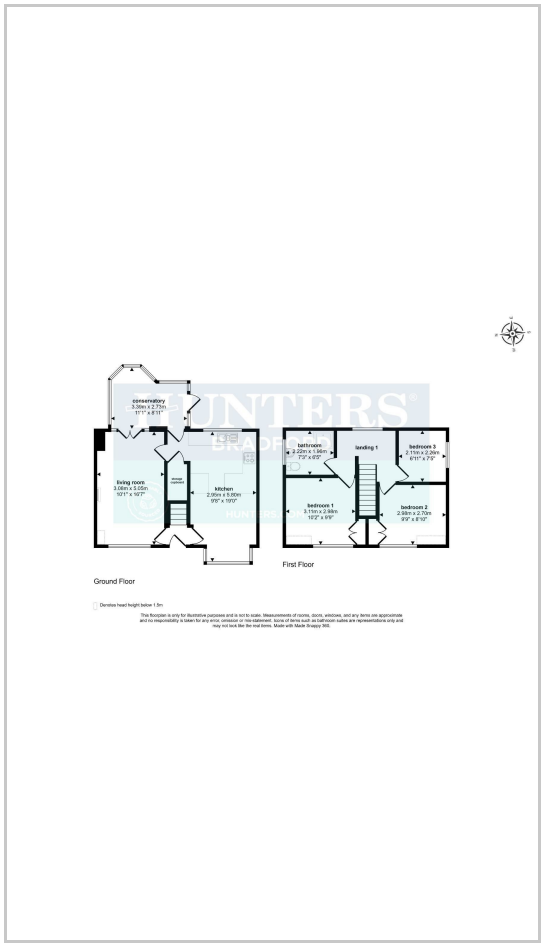
Bedroom Three 6'11" x 7'4" (2.11 x 2.26)

Family Bathroom 7'3" x 6'5" (2.22 x 1.96)

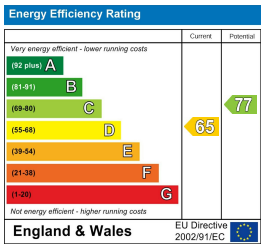
## Area Map

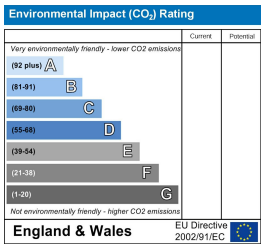



## Floor Plans




## Energy Efficiency Graph




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.
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