






52 Tyersal Terrace, Tyersal, Bradford, West Yorkshire, BD4 8HP

NEWLY DECORATED & CARPETED.

Well presented TOWN HOUSE, situated in this ever popular location. Provides 3 BEDROOMS along with LARGER THAN AVERAGE GARDEN. At the front, DRIVEWAY/PARKING. Ideally located close to both Leeds and Bradford and a short drive to Pudsey Train Station. NO CHAIN.

The accommodation comprises: Hallway, Lounge, Kitchen, 3 Bedrooms & Bathroom.

Asking Price £157,000

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HALLWAY

LOUNGE 11' (3.35) x 10' (3.05) + chimney breast

DINNIG KITCHEN 15' x 11' (4.57m x 3.35m)

Range of kitchen units, worktops and sink. Built in oven and hob. uPVC sliding doors leading to the patio terrace.

LANDING

BEDROOM 1 11'11" x 10' max (3.63m x 3.05m max)

BEDROOM 2 10' max x 10' (3.05m max x 3.05m)

BEDROOM 3 6'11" x 5'10" (2.1m x 1.78m)

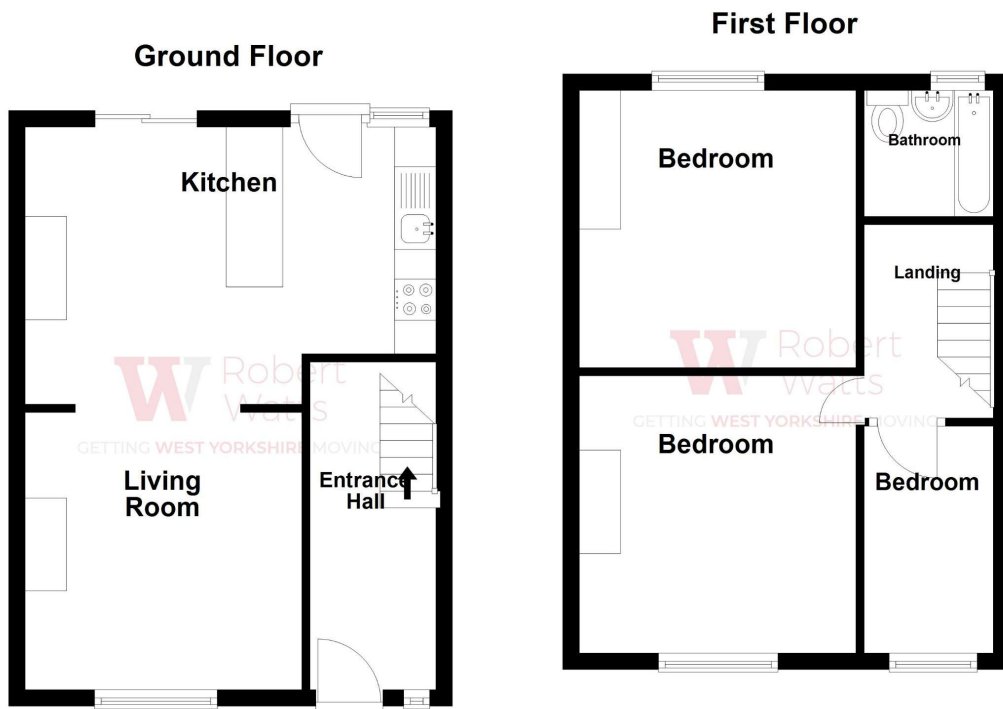
BATHROOM/W.C. White bathroom suite. Tiled walls.

OUTSIDE Garden to the front. Good sized back garden with right of access.

PLEASE NOTE If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		