



## **1 Tyersal Fold, Tyersal, Bradford, BD4 8FA**

Impressive STONE BUILT DETACHED house that has been individually designed and forms part of this private setting, set back from Tyersal Road and part of only 3 other properties. Provides good sized family sized accommodation with 4 BEDROOMS, 3 RECEPTION ROOMS AND DETACHED DOUBLE GARAGE. Houses of this type, style and size are rare to the market and such early viewing is essential.

**Asking Price £435,000**

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# 1 Tyersal Fold, Tyersal, Bradford, BD4 8FA

**HALLWAY** Open Staircase with return to first floor. Understairs storage. Oak floors through to the kitchen.

**KITCHEN 14'2" x 11'1" (4.32m x 3.38m)**

Well equipped kitchen with a range of base and wall units, granite worktops and sink unit. Built in double oven, separate hob and extractor fan. Integrated fridge and freezer, dishwasher. Stable door leading to the rear garden.

**LIVING ROOM/DINING ROOM 28'5" x 10'7" (8.66m x 3.23m)**

Super sized Living/Dining Room covering full length of the house. Patio doors leading to the rear garden.

**SITTING ROOM 14'4" x 9'7" (4.37m x 2.92m)**

"Multi-purpose" room that can be used as living room or office etc.

**DOWNSTAIRS W.C.** Recently installed suite.

**LANDING** Impressive Gallery Landing.

**MASTER BEDROOM 14'6" (4.42) x 8'3" (2.51) + wardrobes**

Full height and width fitted wardrobes.

**EN-SUITE BATHROOM/W.C** Recently installed modern white suite with Vanity sink unit. Tiled walls. Heated towel rail.

**BEDROOM 2 9'7" x 9'6" (2.92m x 2.9m)**

**BEDROOM 3 11'6" x 9'5" (3.5m x 2.87m)**

**BEDROOM 4 11'5" x 9'7" (3.48m x 2.92m)**

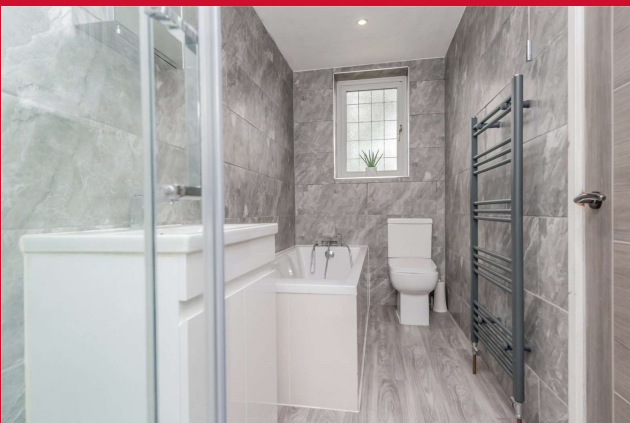
**SHOWER ROOM/W.C.** White suite with corner shower cubicle. Tiled walls and flooring. Heated towel rail. Floor to ceiling wardrobes for storage and access via drop down ladder to the large boarded loft.

**OUTSIDE** Set back from Tyersal Road down a gated private driveway. Larger than average garden to the front. Block paved driveway leading to DOUBLE DETACHED GARAGE with electric roller door. Rear garden recently landscaped with concrete post and wooden panel fence for added privacy and security. Parking for up to 5 vehicles. Shared access with 3 other houses.

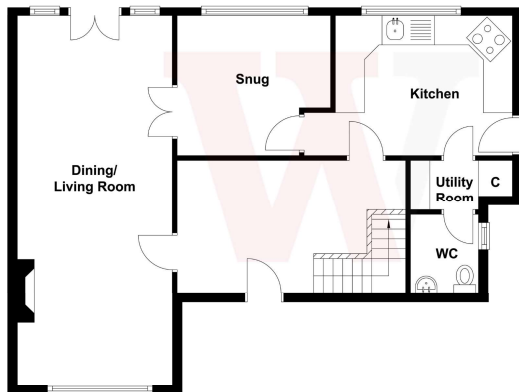
**TENURE** Freehold

**COUNCIL TAX BAND** E - Leeds

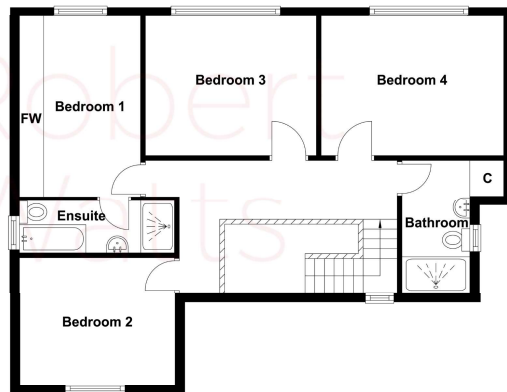
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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