



14 Tyersal Grove, Tyersal, Bradford, BD4 8HN

Very well presented SEMI DETACHED, situated in this highly sought after area and occupies a cul de sac location. The house has been much improved in recent years and would make an ideal family home.

The accommodation comprises: Hallway, Lounge, Dining Kitchen, Conservatory, 3 Bedroom & Bathroom.

Asking Price £195,000

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HALLWAY

LOUNGE 14'5" x 12'3" max (4.4m x 3.73m max)

CONSERVATORY 8'7" x 7'7" approx. (2.62m x 2.3m approx.)
in uPVC.

KITCHEN 18'2" x 6'7" (5.54m x 2m)

Well equipped kitchen with a range of base and wall units, worktops and sink unit. Built in oven, hob and extractor.

LANDING

BEDROOM 1 12'8" (3.86) x 8'6" (2.6) + wardrobes

Full height and width wardrobes.

BEDROOM 2 10'5" x 9'9" (3.18m x 2.97m)

BEDROOM 3 7'3" (2.2) x 6'10" (2.08) + stairhead

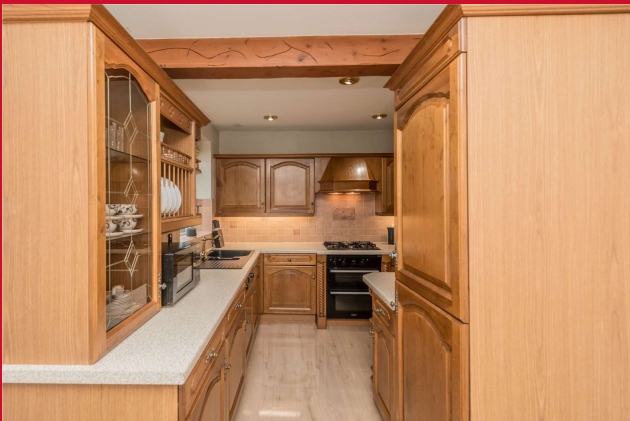
BATHROOM/W.C White bathroom suite. Part tiled walls.

OUTSIDE cul de sac position, with block paved paving at the front and side with good parking. Garage. Pleasant garden at the back.

TENURE Freehold

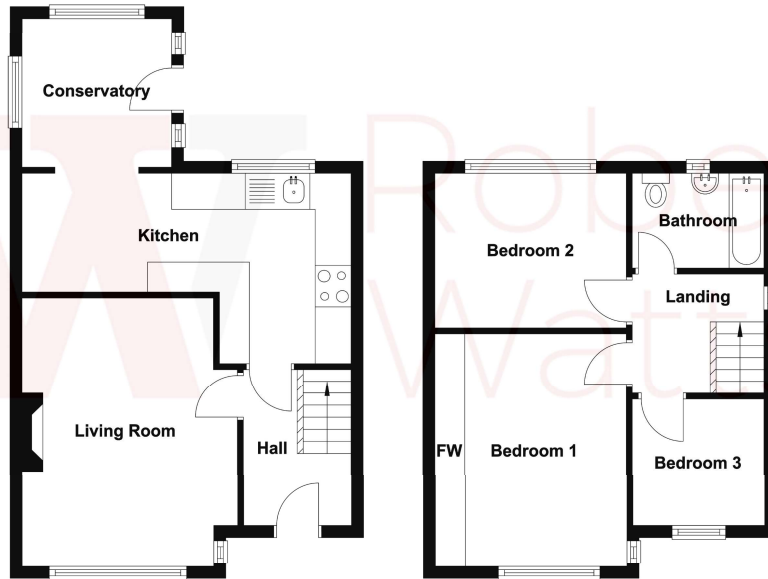
COUNCIL TAX BAND C - Leeds

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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	