



17 Tyersal Road, Tyersal, Bradford, BD4 8EL

Early viewing is essential on this well presented TOWN HOUSE, situated in this ever popular location. Provides 3 BEDROOMS + LOFT, along with LARGER THAN AVERAGE GARDEN. At the front, PARKING FOR 2 CARS. Ideally located close to both Leeds and Bradford and a short drive to Pudsey Train Station.

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

Asking Price £160,000

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HALLWAY

LOUNGE 10'9" (3.28) x 10' (3.05)" + chimney breast

Feature fireplace with gas fire.

DINING KITCHEN 15'1" x 10'9" (4.6m x 3.28m)

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

LANDING Access to Loft conversion.

BEDROOM 1 12'8" x 11' max (3.86m x 3.35m max)

BEDROOM 2 10'7" x 9'4" (3.23m x 2.84m)

BEDROOM 3 6'6" (1.98) x 5'7" (1.7) + stairhead

BATHROOM/W.C. White bathroom suite. Tiled walls. Heated towel rail.

LOFT ROOM Useful loft room. Fully decorated and carpeted with Velux window. Access via pull down ladder.

OUTSIDE Driveway/parking to front. Lovely, larger than average garden to the rear (with right of access).

TENURE Freehold

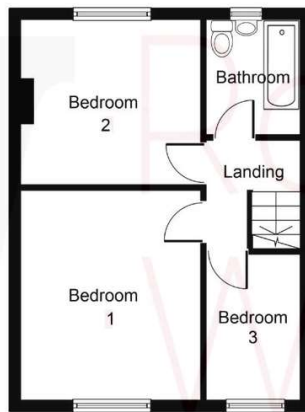
COUNCIL TAX BAND B - Leeds

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.

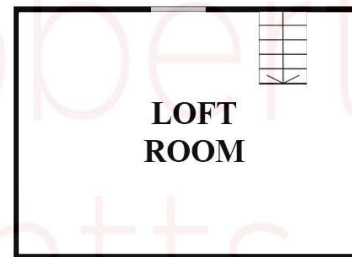




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	59	
(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	