



## 10 Tyersal Avenue, Tyersal, Bradford, BD4 8HH

Sensibly priced to encourage a sale, is this 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.

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

**Asking Price £155,000**

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## HALLWAY

### **LOUNGE 11'3" x 11'2" max (3.43m x 3.4m max)**

Feature fireplace with gas fire.

### **KITCHEN 17'4" max x 11'2" (5.28m max x 3.4m)**

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

**REAR PORCH** in uPVC, useful as a Utility Room.

**LANDING** Access to Loft with ladder.

### **BEDROOM 1 11'3" x 10'8" max (3.43m x 3.25m max)**

### **BEDROOM 2 11'2" x 10'9" max (3.4m x 3.28m max)**

### **BEDROOM 3 6'6" (1.98) x 5'8" (1.73) + stairhead**

**BATHROOM/W.C.** 3 piece bathroom suite with shower over the bath.

**OUTSIDE** Off street parking/drive to the front. Larger than average garden at the back.

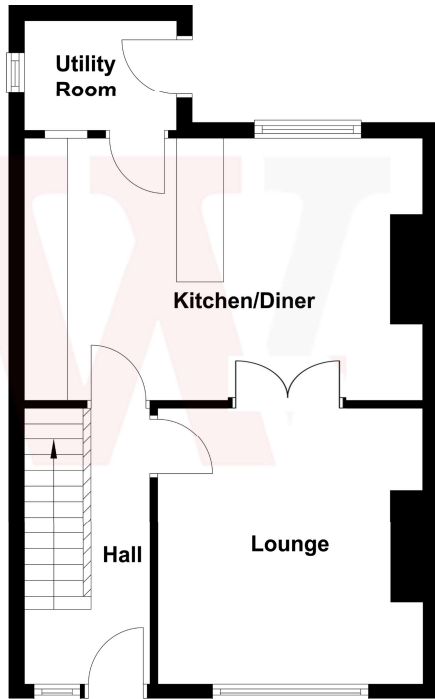
**TENURE** Freehold

**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

