



## **87 Tyersal Road, Tyersal, Bradford, BD4 8EX**

**LARGE CORNER PLOT:** Well presented Semi Detached that occupies a corner plot with beautiful and larger than average gardens. Offers vast potential for extensions (subject to planning permission). With 3 Bedrooms+ loft room and would make an ideal family home. To the outside, in addition, there is ample parking and detached double garage. **NOT TO BE MISSED.**

**Guide Price £220,000**

**T** 01274 689589 **E** [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

**f** [RWEstateAgents](#) **t** [@robertwatts\\_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

# 87 Tyersal Road, Tyersal, Bradford, BD4 8EX

**HALLWAY** Cloaks cupboard.

**LOUNGE 14' x 11' max (4.27m x 3.35m max)**

Feature fireplace with gas fire. Double doors leading to;-

**DINING ROOM 10'10" x 9' (3.3m x 2.74m)**

uPVC French doors leading to;-

**CONSERVATORY** In uPVC. Tiled flooring.

**KITCHEN 8' x 7' (2.44m x 2.13m)**

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

**LANDING**

**BEDROOM 1 11' x 8' (3.35m x 2.44m)**

Fitted wardrobes.

**BEDROOM 2 9' (2.74) x 7'2" (2.18) + recess**

Built in wardrobe.

**BEDROOM 3 7' x 6' max (2.13m x 1.83m max)**

**BATHROOM/W.C** White bathroom suite with corner bath. Tiled walls and flooring.

**OUTSIDE** Super corner plot with larger than average side garden. Offers great potential for extension to the side (subject to planning permission). Drive, with ample parking and detached double garage. Beautiful well stocked side garden with ornamental water feature. Low maintenance garden at the back.

**TENURE** Freehold

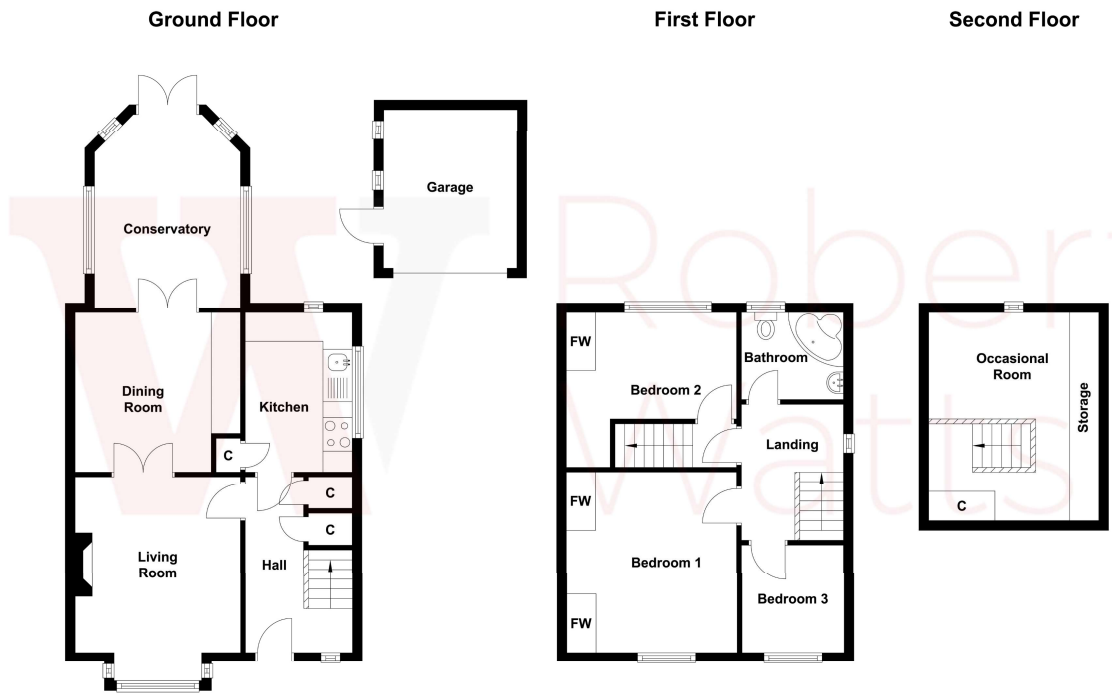
**COUNCIL TAX BAND** C - Leeds

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgages brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up repayments on your mortgage.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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	

01274 689589 
 [birkenshaw@robertwatts.co.uk](mailto:birkenshaw@robertwatts.co.uk)
[robertwatts.co.uk](http://robertwatts.co.uk)  
 Birkenshaw Office: 704 Bradford Road, Birkenshaw, BD11 2AE

RWEstateAgents 
 @robertwatts\_

arla | propertymark    naea | propertymark