






## 27 Tyersal Park, Tyersal, Bradford, BD4 8EY

EXTENDED - Well presented TOWN HOUSE, that has been much improved in recent years. Now has an impressive EXTENDED KITCHEN/LIVING ROOM, Originally 3 bedrooms, but now used as a 2 bedroomed, but this can easily be put back. Has lovely OPEN ASPECT at the back, along with GARDENS and GARAGE. Not to be missed.

Offers in the region of £150,000

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# 27 Tyersal Park, Tyersal, Bradford, BD4 8EY

## ENTRANCE HALL

**LOUNGE 12'11" x 12' (3.94m x 3.66m)**

## **KITCHEN/SITTING ROOM 19' x 12' (5.8m x 3.66m)**

Impressive and extended kitchen that incorporates a sitting room/ Furnished with a lovely range of modern units with ceramic hob, along with Quartz worktops. Velux roof light. To the sitting area is a Multi Fuel fire.

## DOWNSTAIRS WC

## FIRST FLOOR

## **BEDROOM 1 15' x 9'10" (4.57m x 3m)**

Originally was two bedrooms but was opened up to create a bigger master bedroom. The original door frame is still there and so, can easily be put back to become a 3 bedroomed house.

## **BEDROOM 2 11'10" x 8' (3.6m x 2.44m)**

**LOFT ROOM** Loft room that has carpets, radiator and power points. Ample storage into eaves.

**BATHROOM** White bathroom suite and storage cupboard

**EXTERIOR** Cul de sac position, garden at the front and separate garage, pleasant garden at the back.

**COUNCIL TAX BAND B** - Leeds

**TENURE** Freehold

**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>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(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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