



## **71 Tyersal Court, Tyersal, Bradford, West Yorkshire, BD4 8EW**

NO CHAIN.

Well appointed Semi Detached True Bungalow that is sensibly priced to allow for some updating. Provides 2 Bedrooms with lovely gardens along with driveway and garage. Situated in this popular location, ideally located to both Bradford and Leeds and a short drive to Pudsey.

The accommodation comprises: Hallway, Lounge, Kitchen, Conservatory, 2 Bedrooms & Bathroom.

**Asking Price £175,000**

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## HALLWAY

### **LOUNGE 12' x 10' (3.66m x 3.05m)**

Attractive feature fireplace with electric fire.

### **CONSERVATORY 9' (2.74) x 8' (2.44) approx.**

In uPVC.

### **DINING KITCHEN 11' x 10' (3.35m x 3.05m)**

Range of kitchen units, worktops and sink unit.

### **BEDROOM 1 11'11" (3.63) x 8' (2.44) + wardrobe**

Fitted wardrobe.

### **BEDROOM 2 11' (3.35) x 9' (2.74) + wardrobe**

Fitted wardrobe. Sliding patio leading to the Conservatory.

**WET ROOM/W.C.** Adapted for disabled use.

**OUTSIDE** Garden to front. Block paved driveway to side. GARAGE. Pleasant garden at the back.

**PLEASE NOTE** If you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		