



19 Tyersal Avenue, Tyersal, Bradford, West Yorkshire, BD4 8HJ

NO CHAIN: Well appointed Town House, that is situated in this ever popular location. The house is in need of some updating but we feel this is reflected in the sensible asking price. Provides 3 Bedrooms with gardens. Early viewing is recommended.

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

Asking Price £120,000

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HALLWAY

LOUNGE 11' (3.35) x 10' (3.05) + chimney breast

DINING ROOM 11' x 9'10" (3.35m x 3m)

KITCHEN 11' x 5' (3.35m x 1.52m)

Range of kitchen units, worktops and sink unit.

LANDING

BEDROOM 1 10' x 9' (3.05m x 2.74m)

Fitted wardrobe.

BEDROOM 2 11' x 10'11" max. (3.35m x 3.33m max.)

Built in wardrobe.

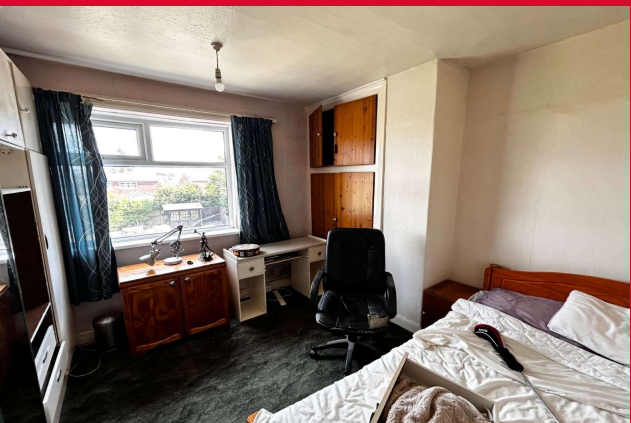
BEDROOM 3 6' (1.83) x 6' (1.83) + stairhead

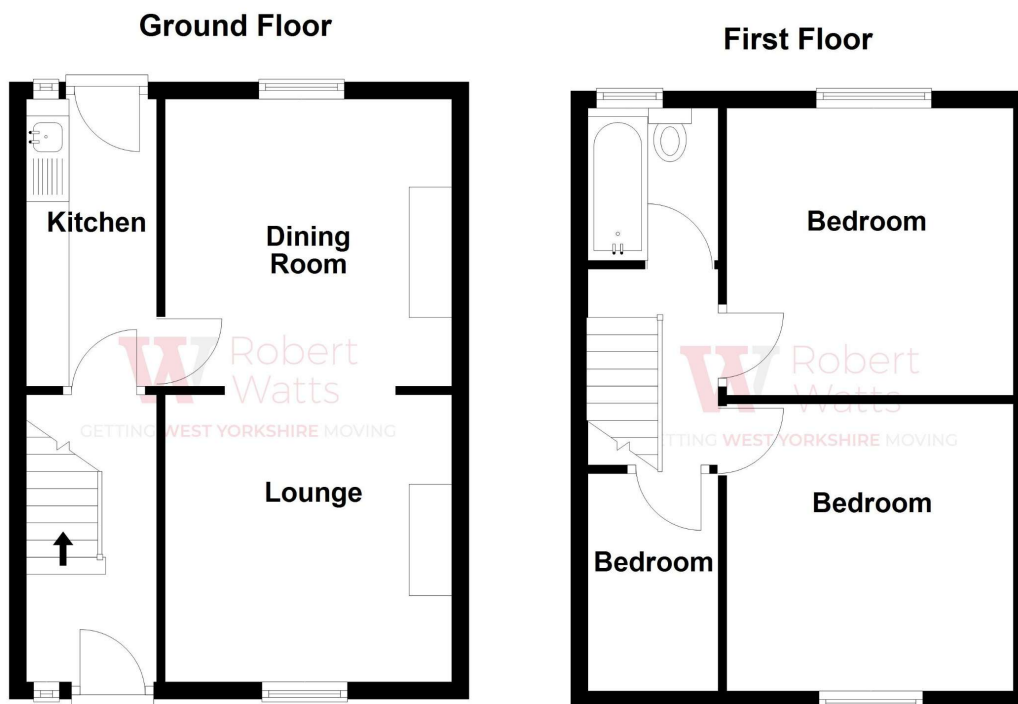
BATHROOM/W.C. White bathroom suite.

OUTSIDE Garden to the front. Good sized back garden with right of access.

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.





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

69 C

85 B

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