



8 Kitchen Road, Tyersal, Bradford, West Yorkshire, BD4 0DD

Do not miss this lovely MODERN SEMI DETACHED, forming part of the new ongoing Gleeson Homes development. Immaculately presented throughout, providing 3 BEDROOMS. Further features include Central Heating, uPVC DG, DRIVEWAY & LANDSCAPED GARDEN.

The accommodation comprises: Entrance Hall, WC, Lounge, Dining Kitchen, 3 Bedrooms & Bathroom.

Asking Price £195,000

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ENTRANCE HALL

DOWNSTAIRS W.C. Downstairs W.C.

LOUNGE 14'5" (4.4) x 14'4" (4.37) max inc open staircase

Useful under stairs storage cupboard

KITCHEN 14'5" x 9'9" (4.4m x 2.97m)

Lovely modern and well equipped kitchen with a range of wall and base units, worktops and sink unit. Built in oven, hob and extractor fan. uPVC French doors to garden.

BEDROOM1 12'9" x 8'1" max (3.89m x 2.46m max)

Good sized bedroom

BEDROOM 2 7'5" x 6'1" (2.26m x 1.85m)

BEDROOM 3 11'7" x 8'1" max (3.53m x 2.46m max)

BATHROOM Three piece white bathroom suite with shower over the bath

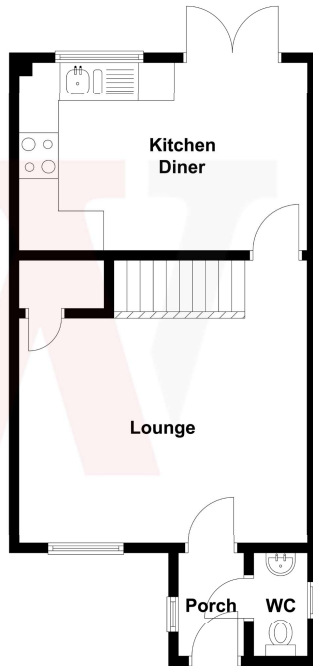
EXTERIOR Driveway at the side, super enclosed landscaped garden and patio at the back.

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.

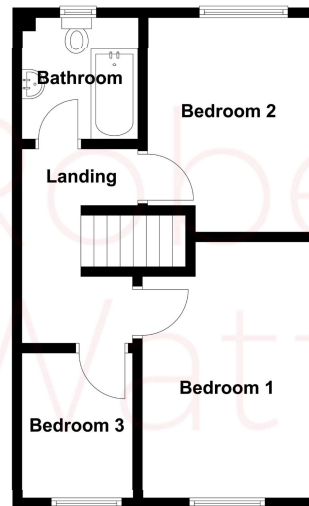
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		