



25 Tyersal Park, Tyersal, Bradford, West Yorkshire, BD4 8EY

LOVELY EXTENSION AT THE BACK.

Super END TOWN HOUSE, that has been much improved in recent years to provide a lovely family home. Now has an impressive EXTENDED KITCHEN, along with DINING ROOM. The house has a lovely OPEN ASPECT at the back, along with LANDSCAPED GARDEN and PARKING.

Not to be missed.

Asking Price £160,000

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ENTRANCE HALL

LOUNGE 13'1" x 12' (4m x 3.66m)

DINING ROOM 14' x 10' max` (4.27m x 3.05m max`)

Part of Dining Room has be split to incorporate a Bar area, great entertaining room.

DOWNSTAIRS WC

KITCHEN 14' x 8'1" (4.27m x 2.46m)

Range of wall and base units, worktops and sink unit.

LANDING

BEDROOM 1 10' x 8'1" (3.05m x 2.46m)

BEDROOM 2 7' (2.13) x 6' (1.83) with stair head

BEDROOM 3 10' x 8' max (3.05m x 2.44m max)

Access to loft room

BATHROOM Modern white bathroom suite, separate shower cubicle and vanity sink unit

LOFT ROOM 15' x 10' approx (4.57m x 3.05m approx)

Not classed as a bedroom as no building regulations. Loft Carpeted, with Velux windows.

OUTSIDE Situated at the head of the cull de sac, with initial shared access, with parking in front of the house. Then at the back is an enclosed additional designated driveway/parking., along with a lovely, landscaped back garden.

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		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		