

# HUNTERS®

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## Tyersal House

Tyersal Lane, BD4 0RE

£350,000



# 1 Tyersal House

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- Unique semi detached stone built character property
- Four generous sized bedrooms
- Open plan kitchen/living/diner
- Generous sized reception room
- Character features
- Driveway and ample parking for up to five cars
- Private and enclosed garden and stunning countryside views
- Outbuildings for extra storage also with additional land

This charming and individual FOUR BEDROOM CHARACTER SEMI-DETACHED HOUSE is offered to the market and is sure to appeal to a range of buyers in particular FAMILIES. Occupying a sizeable plot with various outbuildings / workshop for storage and ample off road parking. This house is presented to a very high standard throughout and offers spacious and comfortable accommodation. The property boasts modern family living whilst retaining many character features and a traditional feel.

The property has both PVC DOUBLE GLAZING and GAS FIRED CENTRAL HEATING throughout and briefly comprises: A fabulous light and spacious country style KITCHEN/DINER/LIVING space which has room for a large family sized dining table and chairs and living space with room for comfy sofas to enjoy evenings in with the family. The kitchen area, has a fantastic range of wall and base units with contrasting worktops, integrated appliances such as washing machine, dishwasher, double oven, five burner gas hob with extractor hood and an American style fridge freezer. The whole area is heated by underfloor heating. The LIVING ROOM has a lovely cosy feel and is a generous size with log burning fire and bay window allowing for plenty of natural light. The downstairs WC with wash basin, has a handy storage cupboard which can hold a dryer.

To the first floor, there are FOUR good sized bedrooms, one with en-suite, a family bathroom, storage cupboard and the LANDING provides access to the loft space. BEDROOM ONE is a brilliant sized double room with space for a king sized bed, built in wardrobes and lovely views to the rear garden. The EN-SUITE SHOWER ROOM has a modern three piece suite with shower cubicle and overhead electric shower, vanity style sink and low flush toilet. BEDROOM TWO, also to the rear of the house, is another double sized room with windows to rear and side. BEDROOM THREE, to the front is a double sized room with a delightful aspect. BEDROOM FOUR is a single room and could be an ideal office space or nursery.

Outside, to the front, there is a block paved courtyard area which could be used for parking and a side gate which allows you access to the rear garden. Opposite the property you will find plenty of land for extra parking and outbuildings ideal for storage or workshop. The private rear garden has a container for storage and is landscaped with plenty of seating area to enjoy relaxing moments with family and friends.

Enjoying a rural location, the property is perfect for country walks in the fields behind, short walks into Pudsey, accessing the local shops, and amenities in the immediate area plus easy to commute to Leeds and Bradford.

## KITCHEN/DINER/LIVING

27' x 17' (8.23m x 5.18m)

## LIVING ROOM

22' x 15' (6.71m x 4.57m)

## DOWNSTAIRS WC

6'10" x 6' (2.08m x 1.83m)

## BEDROOM ONE

15' x 14' (4.57m x 4.27m)

## BEDROOM TWO

12' x 9' (3.66m x 2.74m)

## BEDROOM THREE

14' x 8' (4.27m x 2.44m)

## BEDROOM FOUR

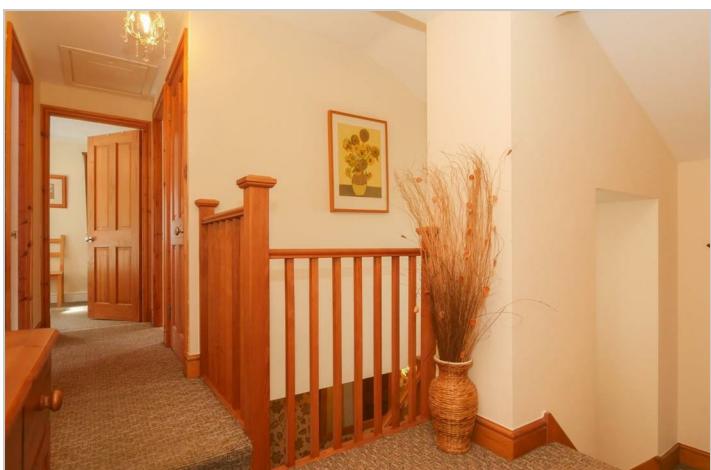
9' x 7' (2.74m x 2.13m)

## HOUSE BATHROOM

9'11" x 5' (3.02m x 1.52m)

## GARDEN

## REAR ELEVATION



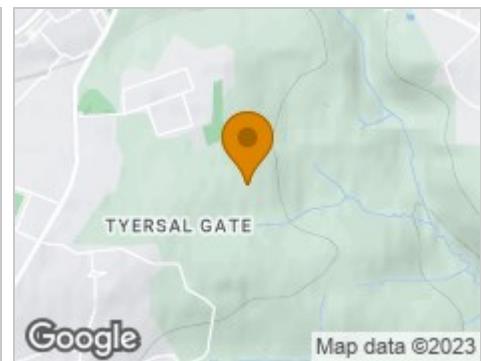
## Road Map



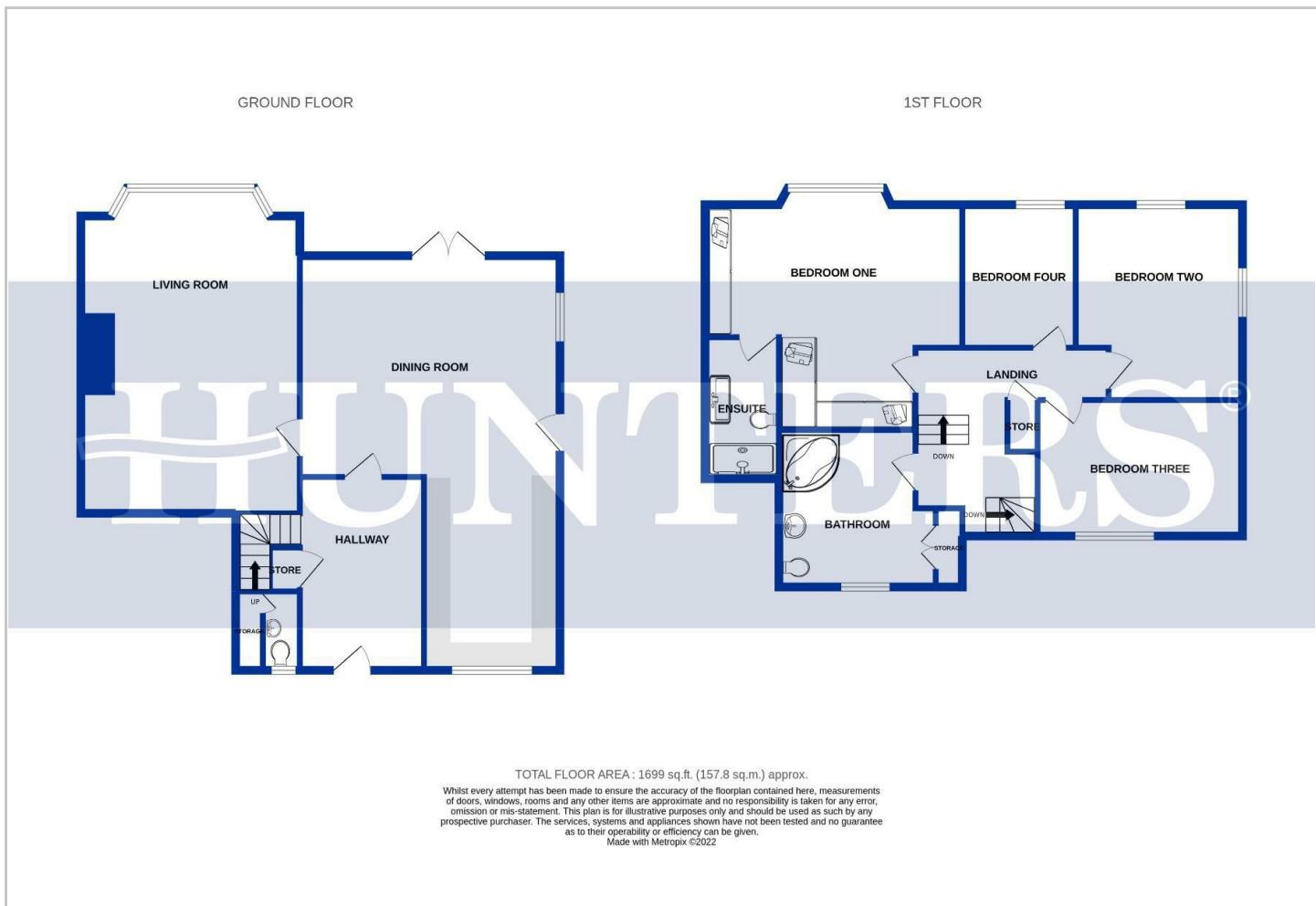
## Hybrid Map



## Terrain Map



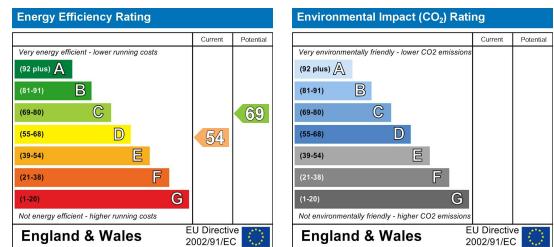
## Floor Plan



## Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.