

HUNTERS®

HERE TO GET *you* THERE



Tyersal Road

Tyersal, BD4 8ES

Offers In The Region Of £240,000



63 Tyersal Road

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- Fully modernised semi detached
- Three generous sized bedrooms
- Off road parking
- Converted garage/office space
- Converted loft space
- Low maintenance rear garden
- No onward chain
- Ideal for first time buyers or families

A superb opportunity to purchase this stylish and well presented THREE BEDROOMED SEMI DETACHED home which has been recently fully modernised and is situated in a sought after location close to local amenities and transport links. Sure to appeal to a range of buyers in particular FIRST TIME BUYERS, the property boasts a stunning EXTENDED KITCHEN/DINER, TWO DOUBLE BEDROOMS and enclosed SOUTH FACING GARDEN to the rear.

Having both GAS FIRED CENTRAL HEATING and PVC DOUBLE GLAZING, the property comprises: ENTRANCE HALL with stairs rising to the first floor. A cosy LIVING ROOM with modern style electric fire and a bay window allowing for plenty of natural light with French doors leading to the kitchen. To the rear of the house, the KITCHEN is an amazing size and has an excellent range of wall and base storage units, with integrated appliances, including an induction hob and extractor hood, electric oven and IDEAL gas central heating boiler. There is also space for a fridge/freezer, in addition to two Velux style windows and PVC door leading out into the garden.

Upstairs, there are THREE generous sized bedrooms, a house bathroom and access from the LANDING via a pull down ladder to a fully boarded occasional room with light, power and with a Velux window, could be used as an occasional room/home office. BEDROOM ONE, to the front, is a good sized double room. BEDROOM TWO, to the rear, is also a double sized room. BEDROOM THREE is a good sized single, which could be used as a study or nursery. The BATHROOM has a three piece suite with bath and overhead electric shower, low flush toilet and pedestal sink.

Outside, to the front, there is a low maintenance garden and a DOUBLE DRIVEWAY for OFF STREET PARKING to the side of the property leading to a fully converted DETACHED SINGLE GARAGE. To the rear, the garden is fully enclosed with fencing and enjoys a south facing aspect, ideal for entertaining and relaxing. The GARAGE, which has been converted to a very high standard, has space for a washing machine and dryer and could be used as a utility room, granny flat, 4th bedroom or home office.

The location of the property is ideal for accessing the local shops and amenities in the immediate area and to commute to Leeds and Bradford via Dick Lane.

KITCHEN/DINER

16'10" x 8' (5.13m x 2.44m)

LIVING ROOM

20'11" x 14' (6.38m x 4.27m)

LANDING**BEDROOM ONE**

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

BEDROOM TWO

11' x 9' (3.35m x 2.74m)

BEDROOM THREE

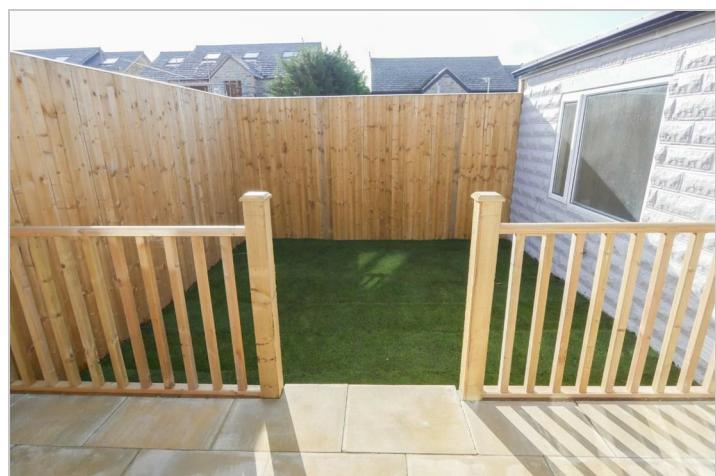
6' x 5' (1.83m x 1.52m)

BATHROOM

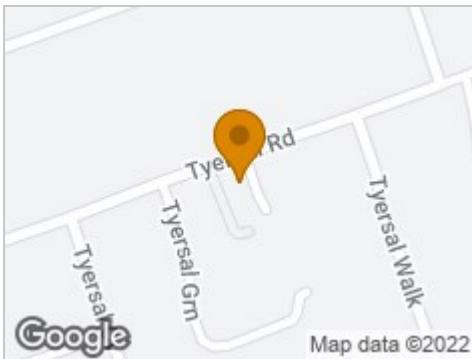
6' x 5' (1.83m x 1.52m)

OCCASIONAL ROOM**GARDEN****CONVERTED GARAGE**

17' x 10' (5.18m x 3.05m)

REAR ELEVATION**DRIVEWAY****FRONT ELEVATION****SIDE ELEVATION**

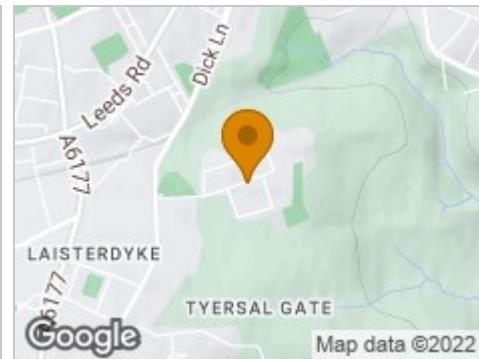
Road Map



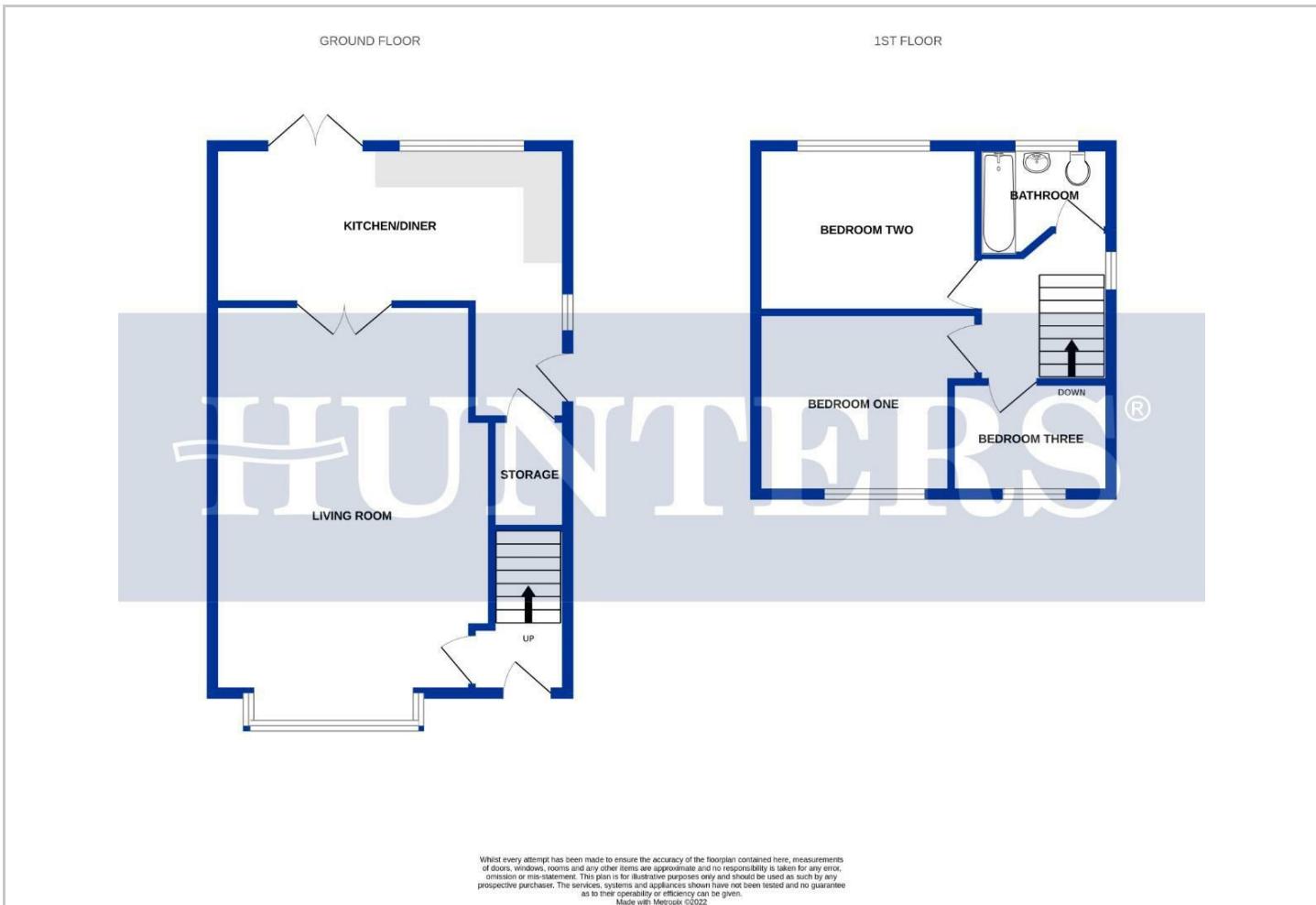
Hybrid Map



Terrain Map



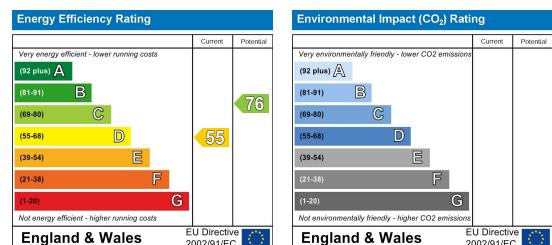
Floor Plan



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.