



Tyersal View, Tyersal,

£180,000

* END TOWN HOUSE * THREE BEDROOMS * CORNER PLOT * FAMILY HOME *
* POPULAR LOCATION * POTENTIAL TO EXTEND (STPP) *

A fantastic opportunity for either first time buyer or young family to purchase this delightful three bedroom end town house. The corner plot position would be ideal for an extension (subject to any relevant planning consent).

Benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, dining kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens to three sides and parking.



Entrance

With radiator.

Lounge

11'4" x 12'2" (3.45m x 3.71m)

With gas fire.

Dining Kitchen

11'10" x 16'2" (3.61m x 4.93m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, radiator.

First Floor Landing

Bathroom

Three piece shite suite, tiled walls and heated towel rail.

Bedroom One

11'10" x 10'10" (3.61m x 3.30m)

With built in wardrobes and radiator.

Bedroom Two

9'7" x 12'7" (2.92m x 3.84m)

With built in wardrobes and radiator.

Bedroom Three

9'7" x 5'7" (2.92m x 1.70m)

With radiator.

Exterior

To the outside there is a good sized garden plot to three sides.

Directions

From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar Roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, merge onto M606, at junction 3 take the A6177 exit to Ring Road(West), at Staithgate roundabout take the 4th exit onto Rooley Ln/A6177, at the roundabout take the 2nd exit and stay on Rooley Ln/A6177, at the roundabout take the 2nd exit onto Sticker Ln/A6177, turn right onto Cutler Heights Ln, continue onto Dick Ln, turn right onto Arkwright St, turn left onto Tyersal View and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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