Sugdens
Sales & Lettings



Tyersal Road, Tyersal,

Offers In Excess Of £249,950

* EXTENDED SEMI DETACHED * THREE BEDROOMS * MODERNISED * SUPERB GARDEN ROOM *
* MODERN KITCHEN & BATHROOM * IDEAL FOR THE GROWING FAMILY * GARDEN * DRIVE *

Perfect for growing families, home working or those who love to entertain, this beautifully extended and modernised three bedroom semi-detached home offers spacious and versatile accommodation throughout.

A standout feature is the superb detached garden room - providing a wealth of potential uses including a home office, gym, studio or occasional guest space.

The well presented interior includes a generous 19ft lounge and a stylish modern fitted dining kitchen and contemporary house bathroom. An additional attic room, accessed via a ladder, provides useful extra space.

Externally, the property benefits from a driveway providing off-road parking and an enclosed rear garden, making this an excellent home for modern family living.







Entrance Hall

Lounge
20'4" x 14'3" (6.20m x 4.34m)
With electric fire in fireplace surround, radiator and double glazed window.



Dining Kitchen
16'5" x 16'1" (5.00m x 4.90m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, radiator, double glazed window, French doors to rear.

First Floor
With access to loft via a pull down ladder.



Bedroom One
10'9" x 9' (3.28m x 2.74m)
With radiator and double glazed window.

Bedroom Two
8'8" x 11'6" (2.64m x 3.51m)
With radiator and double glazed window.



Bedroom Three
6'7" x 5'8" (2.01m x 1.73m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.



Garden Room
16'5 x 9'3 (5.00m x 2.82m)
Plumbed and with electrics, fitted wall and base units with sink, grey click flooring and wall heater.

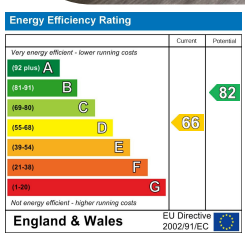
Exterior
To the outside there is a driveway providing off street parking with a garden to the rear.

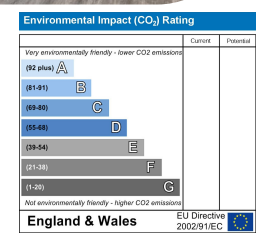
Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 4th exit onto the M606 ramp to Bradford/Euroway Est, continue onto M606, use the left lane to turn right onto Chase Way/A6177 (signs for M606/M62/M1), at Staithgate roundabout take the 1st exit onto Rooley Ln, at the roundabout take the 2nd exit and stay on Rooley Ln, at the roundabout take the 2nd exit onto Sticker Ln, right onto Cutler Heights Ln, continue onto Dick Ln, turn right onto Arkwright St, continue onto Tyersal Rd.



TENURE
FREEHOLD

Council Tax Band
B / Leeds





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.

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