Sugdens
Sales & Lettings



Tyersal Fold, Tyersal

Offers Over £430,000

* DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
* FAMILY LIVING KITCHEN * LANDSCAPED GARDEN * AMPLE PARKING *

Discover your dream family home in this individually designed four bedroom detached property. Nestled within a secure gated development of just four residences, providing both privacy and a sense of community. This exceptional home offers a harmonious blend of contemporary elegance and functionality, perfect for modern family living.

Step inside to find two inviting reception rooms, ideal for entertaining guests or enjoying cosy family evenings. The spacious family living kitchen serves as the heart of the home with ample space for dining and relaxation. Having two luxurious bath/shower rooms, including an en-suite, convenience and comfort are paramount.

The property boasts a beautifully landscaped garden, perfect for outdoor gatherings or quiet moments in nature. A shared driveway and four car garage provide ample parking and storage solutions.

This family sized home combines style, space, and convenience, making it a must-see for anyone seeking a perfect blend of luxury and practicality.

Don’t miss the opportunity to make this exceptional property your own!











Reception Hall
With oak flooring, radiator, store cupboard.

Cloakroom/WC
With low suite wc, wash basin, radiator.

Lounge
Having a modern log effect gas fire, oak flooring and radiator.

Living/Dining Kitchen
23'4" x 13' (7.11m x 3.96m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge freezer, double oven, hob, wine cooler, oak flooring, radiator, French doors to rear garden.

Utility
5'1" x 5'6" (1.55m x 1.68m)
With plumbing for auto washer, plumbing for dishwasher.

Dining/Sitting Room
11'4" x 15'5" (3.45m x 4.70m)
With store cupboard, radiator, French doors to front garden.

First Floor Landing
With glass balustrade staircase.

Bedroom One
15'10" x 10'9" (4.83m x 3.28m)
With built in wardrobe, radiator. En-Suite Shower Room;

En Suite Shower Room
Three piece luxury suite, tiled walls, heated towel rail.

Bedroom Two
17'8" x 11'6" (5.38m x 3.51m)
With built in wardrobe, radiator.

Bedroom Three
12'6" x 10'7" (3.81m x 3.23m)
With built in wardrobe, radiator.

Bedroom Four
10'3" x 10'3" (3.12m x 3.12m)
With built in wardrobe, radiator.











Bathroom
Luxury four piece white suite, tiled walls and heated towel rail.

Exterior
To the outside there is a gated driveway providing ample off-road parking, four-car garage (18'1" x 37'2") and a landscaped rear garden with lawn, decking, shrubs, borders and a summer house (7'6" x 15'2") with power and light.

Directions
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford, continue onto M606 for 2.1 miles, use any lane to turn right onto Chase Way/A6177, 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, turn right onto Cutler Heights Ln, continue onto Dick Ln, right onto Arkwright St, continue onto Tyersal Rd, take the left onto Tyersal Fold (after Tyersal Ave) and the property will be seen displayed via our For Sale board.

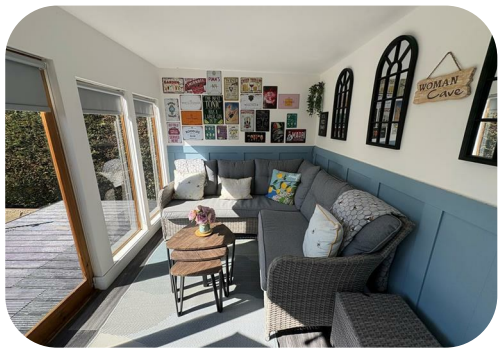
TENURE
FREEHOLD

Council Tax Band
E / Bradford









Tyersal Fold, BD4

Approximate Gross Internal Area = 187.4 sq m / 2017 sq ft

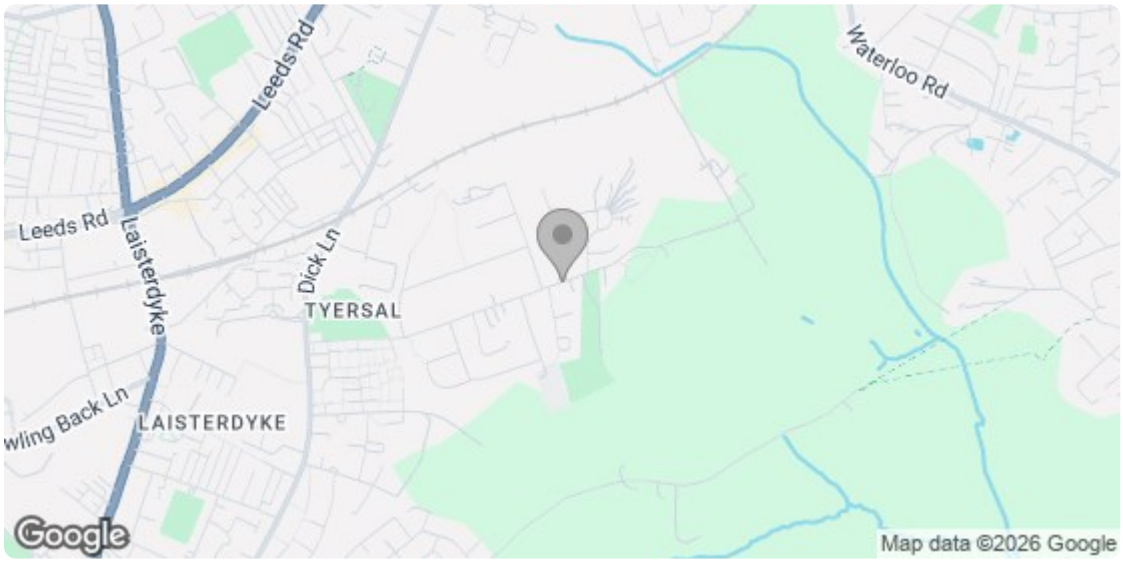


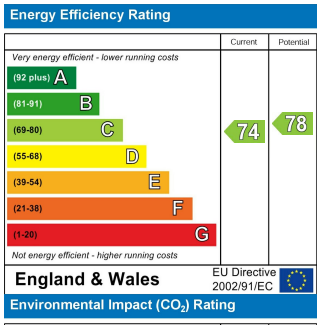
Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304039)





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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

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