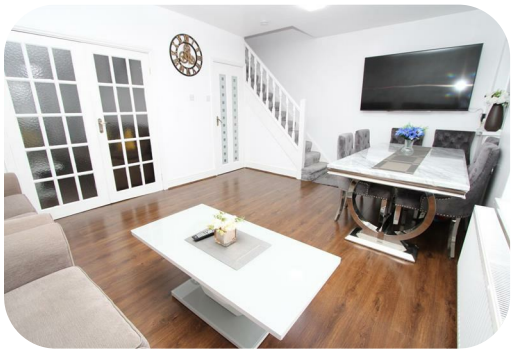
Sugdens
Sales & Lettings

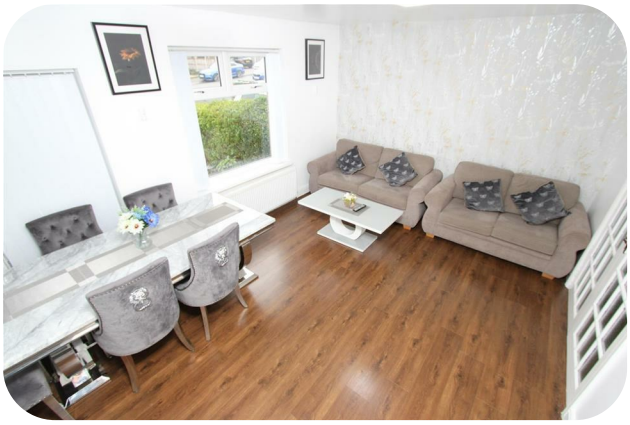
Tyersal Avenue, Tyersal

£290,000

* EXTENDED END TOWN HOUSE * FOUR BEDROOMS * TWO RECEPTION ROOMS * CUL-DE-SAC *
* TWO BATH/SHOWER ROOMS * DOUBLE GARAGE * AMPLE PARKING * FAMILY SIZED *

A fantastic opportunity for the growing family to purchase this very well presented four bedroom extended end town house.
Benefits from gas central heating, upvc double glazing.
The 'ready to move into' accommodation briefly comprises lounge, sitting room, fitted kitchen, bedroom four and en-suite shower room. To the first floor there are three bedrooms and a modern house bathroom.
To the outside there is ample driveway parking leading to a double garage with internal kitchen.
Viewing is highly recommended.





Entrance

Lounge
17'3" x 12'1" (5.26m x 3.68m)
With laminated wood floor, radiator, French doors to sitting room.

Sitting Room
12' x 9'6" (3.66m x 2.90m)
With laminated wood floor and radiator.

Bedroom Four
12'5" x 8'5" (3.78m x 2.57m)
With radiator. En-Suite Shower Room;

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

Kitchen
12' x 7'5" (3.66m x 2.26m)
Modern fitted kitchen having a range of grey wall and base units incorporating laminated sink unit, stainless steel oven and hob, integrated fridge freezer, tiled floor, radiator.

First Floor Landing
With radiator.

Bedroom One
10'10" x 12'4" (3.30m x 3.76m)
With radiator and fitted wardrobes.

Bedroom Two
11'9" x 11' (3.58m x 3.35m)
With fitted wardrobes and radiator.

Bedroom Three
9'9" x 8'10" (2.97m x 2.69m)
With radiator.

Bathroom
Three piece white suite, tiled walls, radiator.

Exterior

To the outside there is ample parking to front, side and rear leading to a double garage with power, light and auto door. The garage also has a kitchen/utility (16'10" x 10'2") with wall and base units incorporating stainless steel sink unit, electric oven & hob and plumbing for auto washer.

Directions

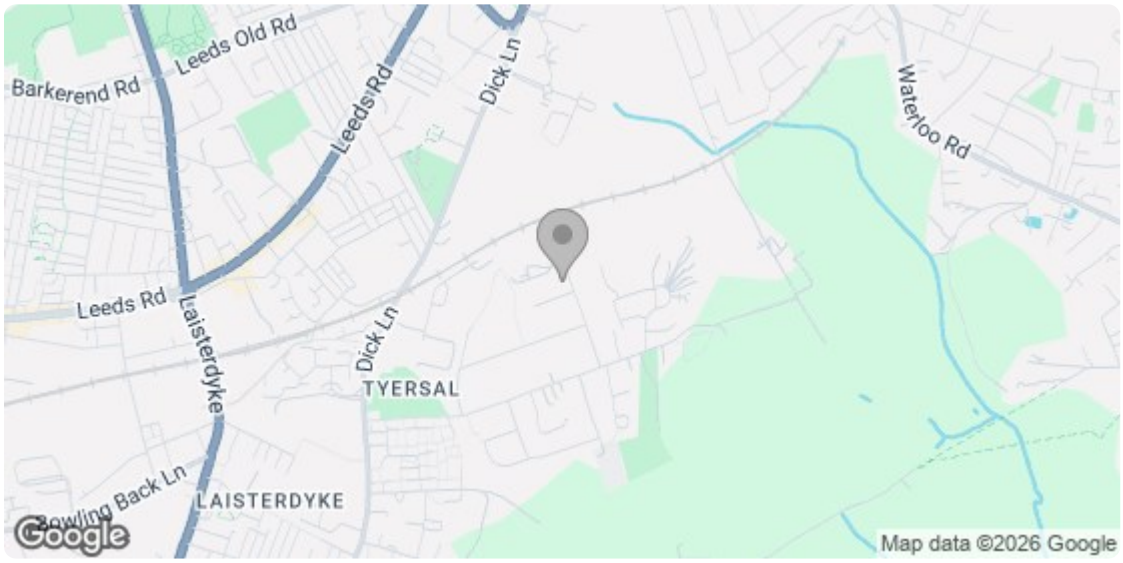
From our office in Cleckheaton town centre proceed left onto Bradford Rd, at Chain Bar roundabout take the 4th exit onto the M606 ramp to Bradford, continue onto M606, at junction 3 take the A6177 exit to Ring Road(West), at Staithgate roundabout take the 4th exit onto Rooley Ln, at the roundabout take the 2nd exit and stay on Rooley Ln/A6177, at the roundabout take the 2nd exit onto Sticker Ln, right onto Cutler Heights Ln, continue onto Dick Ln, right onto Arkwright St, continue onto Tyersal Rd, left onto Tyersal Ave.

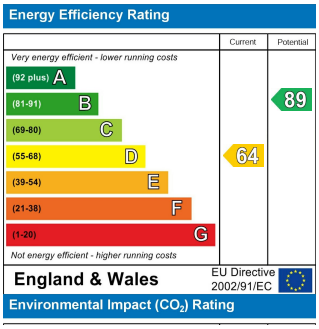
TENURE

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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