



**Tyersal Close, Bradford, BD4 8HE**  
**£200,000**

**E&H** Holmes  
ESTATE AGENTS

A beautifully presented three-bedroom semi-detached home, recently modernised and finished to a high standard throughout. The property features a spacious through lounge and dining room, offering an ideal space for both relaxing and entertaining.

The stylish, modern kitchen complements the bright and welcoming interior, while the three well-proportioned bedrooms provide excellent family accommodation.

Externally, the property benefits from a driveway with parking for multiple vehicles, a garage, and an attractive rear garden laid to lawn with a decking area—perfect for outdoor dining and enjoyment.

Located in a popular residential area with good access to local amenities, schools, and transport links, this is an ideal home for families or first-time buyers alike.



### Entrance Hall

Radiator. UPVC double glazed window to side elevation.  
UPVC double glazed door to front elevation.

### Lounge / Dining Room 23'11" x 12'2" (7.293 x 3.710)

Two radiators. UPVC double glazed French doors. UPVC double glazed window to front elevation.

### Kitchen 10'4" x 8'0" (3.173 x 2.453)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Plumbing for washing machine. Cupboard. Door to rear elevation. UPVC double glazed windows to rear and side elevations.

### Landing

Stairs leading from Entrance Hall. Loft access. UPVC double glazed window to side elevation.

### Bedroom One 12'0" x 12'0" (3.679 x 3.661)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Two 11'0" x 10'5" (3.353 x 3.191)

Radiator. UPVC double glazed window to rear elevation.

### Bedroom Three 8'0" x 6'3" (2.453 x 1.925)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer tap. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

### Detached Garage

Up and over doors. UPVC double glazed window to side elevation.

### Parking

Driveway parking for multiple vehicles.

### Front Garden

Lawn garden.

### Rear Garden

Lawn and decking garden.

### Council Tax Band

C

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
sketch.tinsel.mugs

### Disclaimer

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