



**Tyersal Gardens, Bradford, BD4 8AX**  
**£290,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



## Modern Three-Bedroom Semi-Detached Home with Stunning Views

Built in 2021, this beautifully presented three-bedroom semi-detached home offers stylish and versatile living across a well-planned layout. The property features a spacious master bedroom with en-suite, alongside two further well-proportioned bedrooms and a contemporary family bathroom.

Downstairs, a converted garage provides a flexible second reception room — ideal as a playroom, home office, or potential fourth bedroom — while a convenient cloakroom adds everyday practicality. The modern kitchen and generous lounge/diner open onto a private enclosed garden, complete with a lawn and patio area, perfect for entertaining or relaxing while enjoying far-reaching countryside views.

Additional benefits include a driveway with parking for two vehicles and a sought-after location close to local amenities, schools, and transport links.

An ideal home for growing families or those seeking flexible modern living — early viewing is highly recommended.



**To The Ground Floor:**

**Entrance Hall**

UPVC Double glazed composite door to front elevation.

**Cloakroom**

Wash hand basin. Low flush W.C. Chrome towel radiator.

**Lounge 12'10" x 13'1" (3.928 x 4.007)**

Media Wall with flame effect fire. Radiator. UPVC double glazed French doors to rear elevation.

**Second Reception Room/ Bedroom Four 18'0" x 8'9" (5.488 x 2.683)**

Built in storage cupboard. Designer radiator. Composite door to rear elevation. UPVC double glazed window to front elevation.

**Dining Kitchen 20'3" x 9'6" (6.178 x 2.916)**

Fitted kitchen with wall and base units. Stainless steel one and a half bowl under counter sink. Quartz work surfaces. Eye-level electric oven. Induction hob. Extractor hood. Integrated dishwasher. Integrated fridge / freezer. Radiator. UPVC double glazed window to front elevation.

**To The First Floor:**

**Landing**

Stairs leading from entrance hall. UPVC Double glazed window to side elevation.

**Bedroom Two 14'4" x 11'0" to wardrobes (4.374 x 3.356 to wardrobes)**

Fitted wardrobes. Radiator. UPVC double glazed window to rear elevation.

**Bedroom Three 11'9" x 6'9" (3.586 x 2.067)**

Radiator. UPVC double glazed window to front elevation.

**Bathroom**

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. Extractor fan.

**Second Floor**

**Master Bedroom 17'3" max x9'9" max (5.270 max x2.987 max)**  
Radiator. 3x Velux windows.

**En-Suite**

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Velux window.

**Parking**

Driveway parking for two cars.

**Front Garden**

Lawn garden with drystone wall.

**Rear Garden**

Enclosed lawn and patio 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  
///wooden.images.unless

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