HUNTERS®

HERE TO GET *you* THERE



Tyersal Road

Tyersal, BD4 8EX

Guide Price £160,000

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Council Tax: B





91 Tyersal Road

Tyersal, BD4 8EX

Guide Price £160,000







- CHAIN FREE
- Two spacious double bedrooms
- Popular residential setting with tree-lined street
- Ready to move straight into
- Bay-fronted reception room with beautiful decor
- Open-plan kitchen diner with French doors to garden
- Modern bathroom suite
- Private, low-maintenance pebbled rear garden
- Off-street parking plus external stone-built store
- Council tax band B

This immaculate two-bedroom semi-detached home is situated in a popular residential location, enjoying an attractive setting with tree-lined surroundings, and offers an excellent opportunity for first-time buyers and downsizers alike in a well-connected area. Well presented throughout and ready to move straight into, it is ideal for buyers simply looking to pick up the keys and settle straight in.

A separate entrance porch leads into a welcoming reception room, where a bay-fronted window brings in plenty of natural light. The room is finished with plush grey carpet and offers space for comfortable seating and dining furniture. To the rear, the bright open-plan kitchen diner is fitted with a range of wall and base units, an integrated oven, dining space and useful understairs storage, with French doors opening directly onto the garden.

Upstairs, there are two well-presented double bedrooms. The main bedroom overlooks the rear, while the second double sits to the front and enjoys an outlook over the pleasant residential street. The modern bathroom is finished with grey tiling and includes a bath with shower over, vanity sink, heated towel rail and frosted window.

Externally, the property benefits from off-street parking to the front. To the rear is a well-presented, low-maintenance pebbled garden with fenced boundaries creating a private setting, alongside an external stone-built coal store/shed providing useful additional storage.

The area is popular with a range of buyers thanks to its convenient access to local shops, schools and nearby green spaces, along with cafés and everyday amenities close by. The property also enjoys easy transport links towards both Leeds and Bradford, as well as good road connections for wider commuting across West Yorkshire. Council Tax Band B.

FRONT PORCH

LIVING ROOM
13'4" x 13'10" (4.08 x 4.24m)

DINING KITCHEN
13'4" x 12'4" (4.08 x 3.77m)

LANDING

BEDROOM ONE
13'4" x 11'0" (4.08 x 3.37m)

BEDROOM TWO
13'4" x 9'1" (4.08 x 2.77m)

DRIVE & GARDEN

EXTERNAL STORE
5'2" x 4'2" (1.58 x 1.28m)









Road Map



Hybrid Map



Terrain Map



Floor Plan



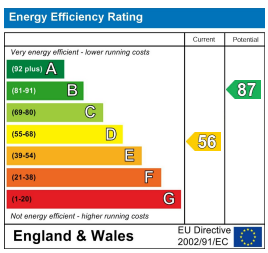
Total Area: 73.4 m² ... 790 ft²

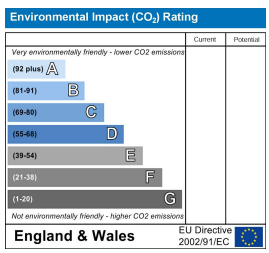
All measurements are approximate and for display purposes only

Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

11 Church Lane, Pudsey, Leeds, LS28 7LD
Tel: 0113 257 6198 Email: pudsey@hunters.com https://www.hunters.com