



**Woolcombers Way, Tyersal, Bradford, West Yorkshire, BD4 8JF**

Price  
**£129,995**

### Property Features

- THREE BEDROOM
- SEMI DETACHED
- DOWNSTAIRS WC
- EN SUITE TO MASTER
- GARAGE

Speak with our Sales Adviser Today to Arrange a Viewing!

### Property Summary

OAKLEAF PROPERTIES are pleased to be able to offer for sale this BEAUTIFULLY PRESENTED, THREE BEDROOM, SEMI DETACHED HOME IN THE TYERSAL AREA. The home boasts a number of benefits including double glazing, central heating, downstairs WC, an en-suite and a garage. This delightful home would suit a variety of buyers from first time buyers, families and even buy to let investors. We do not expect this to be on the market for long before being snapped up. **\*\* DO NOT MISS OUT \*\* BOOK YOUR VIEWING EARLY \*\***

**OAKLEAF HOMES**  
Older homes backed by Barratt.

[www.oakleafhomes.co.uk](http://www.oakleafhomes.co.uk)

0113 307 6958

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty. \*Estimated rental yield figures are calculated using information supplied by the marketing agent and are based on the original market price. The rental yield figure should only be used as a guide and we strongly recommend you seek independent financial advice before proceeding with any investment.

OAKLEAF PROPERTIES are pleased to be able to offer for sale this BEAUTIFULLY PRESENTED, THREE BEDROOM, SEMI DETACHED HOME IN THE TYERSAL AREA. The home boasts a number of benefits including double glazing, central heating, downstairs WC, an en-suite and a garage. This delightful home would suit a variety of buyers from first time buyers, families and even buy to let investors. We do not expect this to be on the market for long before being snapped up. **\*\* DO NOT MISS OUT \*\* BOOK YOUR VIEWING EARLY \*\***

Accommodation briefly comprises of:

#### Ground Floor

##### ENTRANCE

Entrance is in the hallway with the stairs to the first floor level in front of you and the downstairs WC to the left.

##### CLOAKROOM

The cloakroom has a two piece suite comprising of a low level flush WC and a wash hand basin, central heating radiator and a window to the front elevation.

##### LOUNGE

The lounge has a window to the front elevation, an electric fire set in feature surround and a central heating radiator. Double doors lead in to the dining kitchen.

##### DINING KITCHEN

The kitchen is fitted with a good range of wall and base units with contrasting work surfaces. There is a one and a half bowl, single drainer sink unit, integrated oven with gas hob and extractor hood over, integrated dishwasher, plumbing for an automatic washing machine and there is a central heating radiator. Space for a dining table. Window to the rear elevation and French doors leading in to the rear garden.

#### First Floor Level

##### LANDING

The landing has access to all the bedroom and the house bathroom.

##### BEDROOM ONE

The main bedroom is a double room and has fitted wardrobes with sliding mirrored doors. There is a central heating radiator and a window to the rear elevation. Door to the en-suite

##### EN-SUITE

The en-suite is fitted with a shower cubicle, wash hand basin and a low level flush WC. There is also a central heating radiator.

##### BEDROOM TWO

The second bedroom is also a double room, has a window to the front elevation and a central heating radiator.

##### BEDROOM THREE

The third bedroom is a single room, has a window to front elevation and central heating radiator.

##### BATHROOM

The bathroom is fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and a low level flush wc and a central heating radiator. The window is to the rear elevation.

##### EXTERNAL

At the front of the property is a lawned garden with a drive way leading to the single garage at the rear. The rear garden has a decked patio and a lawned area with planted and shrubbery borders.

## Map

