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Tyersal Court, Bradford, BD4

3 1 2 EPC To be confirmed

Starting Bid: £175,000



Tyersal Court,
Bradford, BD4 8EW

3 Bedrooms
1 Bathroom
2 Reception Rooms

Starting Bid: £175,000

- To be sold via Modern Method Of Auction
- Starting Bid: £175,000
- Three Bedrooms
- Two Reception Rooms
- Auction Fees Apply
- Popular Location
- Council Tax Band: D
- EPC Rating: TBC

To be sold via Modern Method Of Auction, Starting Bid: £175,000

This three-bedroom link detached house benefits from a garage and off-street parking, offering both convenience and security. The property features two reception rooms, garden, off-street parking, single garage and is located in a sought-after residential area, the home is close to local amenities, schools, and transport links, making it perfect for families or professionals.

Briefly comprises of; Entrance hall, Living Room, Dining room and Kitchen to the ground floor. There are two double Bedrooms, single Bedroom and family Bathroom to the first floor. Externally the property has gardens to the front and rear, as well as a gated driveway and single garage.

Located in a very convenient area in close proximity to local schools, parks, shopping facilities and commuter links to Leeds & Bradford via M606 and Ring Road.







Entrance Hall

Door to the front elevation and stairs to the first floor.

Living Room

10'1" x 17' (3.07m x 5.18m)

Two double glazed windows to the front and rear elevations, gas fire place, television point, telephone point and two central heating radiators.

Dining Room

10'1" x 12'6" (3.07m x 3.8m)

Double glazed window to the front elevation, television point, telephone point and a central heating radiator.

Kitchen

13'5" x 6'8" (4.1m x 2.03m)

Fitted kitchen with a range of matching wall and base units with work surfaces over, incorporating a sink/drainer unit, plumbing for a washing machine and two central heating radiators, double glazed window to the rear elevation and door to the rear elevation.

Landing

With stairs from the hallway, storage cupboard housing the combination boiler and a double glazed window to the rear elevation.



Bedroom One

10'1" x 9'11" (3.07m x 3.02m)

Double glazed window to the front elevation and a central heating radiator.

Bedroom Two

10'2" x 9'1" (3.1m x 2.77m)

Double glazed window to the front elevation, built-in wardrobes and a central heating radiator.



Bathroom

Three piece suite comprising; a panelled bath with shower over, a pedestal hand wash basin and low level w.c. Fully tiled with a central heating radiator and double glazed window to the rear elevation.

Externally

To the front of the property is a gated driveway leading to a single garage, lawned area and tree/shrub borders.

To the rear iof the property is a paved patio, lawned area and tree/shrub borders.



Garage

With an up and over door, power and lighting.

Auction Information

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (IamSold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

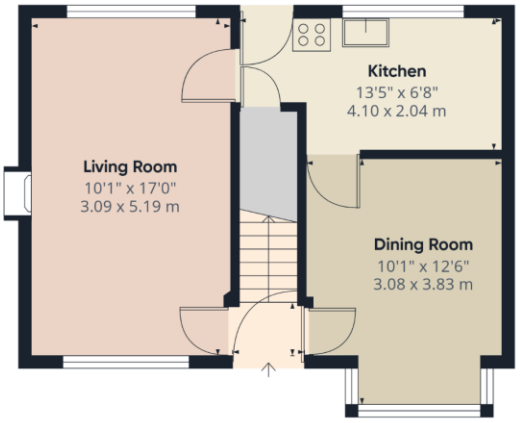
A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

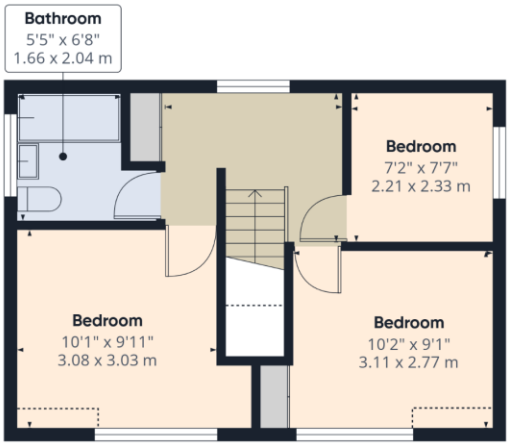
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.


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Ground Floor



Floor 1

Approximate total area(1)

773 ft²

71.9 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman