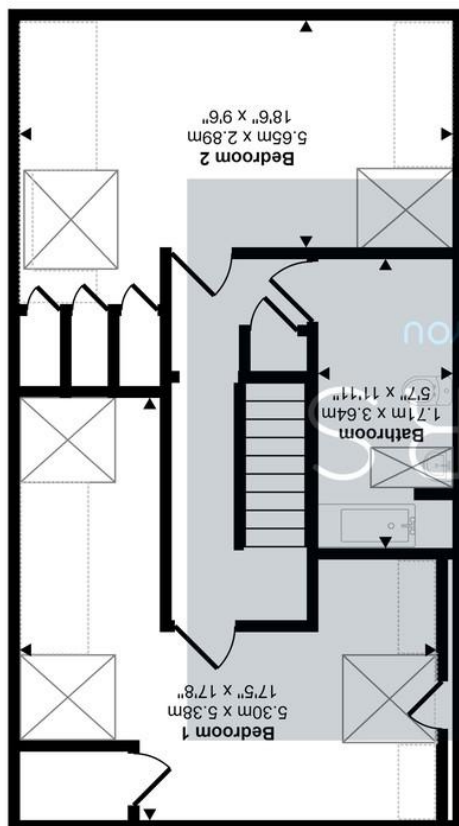


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

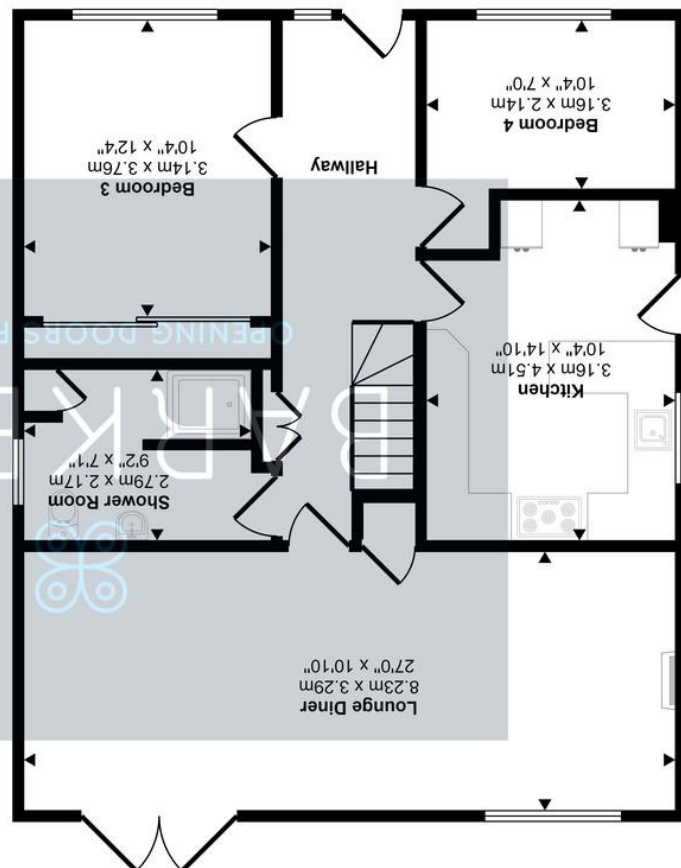


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

First Floor
Approx 57 sq m / 611 sq ft



Ground Floor
Approx 84 sq m / 903 sq ft



141 sq m / 1513 sq ft



BARKERS
Select Collection



1A Silver Birch Drive
Wyke, Bradford, BD12 9ES
Asking Price Of £324,995

- DETACHED PROPERTY
- LOUNGE/DINING AREA
- BREAKFAST KITCHEN
- GROUND FLOOR SHOWER ROOM
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- LARGE DRIVEWAY FOR SEVERAL VEHICLES
- DETACHED GARAGE
- LOW MAINTENANCE GARDEN
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING



Full Description

DESCRIPTION

We are delighted to offer to market this well presented four bedroomed detached property which occupies a generous plot with ample private parking, garage and an enclosed rear garden and tucked away off the main road. Ideally situated within easy reach of local amenities, the M62 motorway network and local schools. The property benefits from with uPVC double glazing and gas fired central heating. The accommodation comprises: Entrance hall, ground floor shower room, breakfast kitchen, lounge/diner, four double bedrooms and house bathroom. To the front of the property is a large driveway offering ample parking leading to a detached garage. To the rear of the property is a private low maintenance garden which is an ideal space for outside entertaining and has pebbled and paved areas and a decked patio.

ENTRANCE HALL

Part glazed external door leading into the entrance hall with doors leading off into two double bedrooms, the breakfast kitchen, lounge/diner and shower room. Useful built in storage cupboard and a staircase leads to the first floor landing.

BEDROOM FOUR

10' 4" x 7' 0" (3.15m x 2.13m)

Double bedroom.

BEDROOM THREE

10' 4" x 12' 4" (3.15m x 3.76m)

Double bedroom with built in wardrobes with sliding doors.

BEDROOM TWO

18' 6" x 9' 6" (5.64m x 2.9m)

Double bedroom with three velux windows, storage cupboard housing the boiler (still under warranty) access to under eaves storage.

HOUSE BATHROOM

5' 7" x 11' 11" (1.7m x 3.63m)

Fitted with three piece white suite comprising low flush WC, pedestal hand wash basin, panelled bath, laminate flooring, built in shelving.

EXTERIOR

Large driveway to the front of the property offering ample parking leading to a detached garage with power and light, pedestrian door to rear garden. To the rear of the property is a private low maintenance garden with decking, pebbled area and paved patio ideal for outside entertaining.

DIRECTIONS

From our Birkenhead office head south east on Old Lane towards Royds Walk then turn right onto Whitehall Road/A58 at Chain Bar roundabout take the 3rd exit onto Whitehall Road then turn right onto Westfield Lane then turn right onto Wyke Lane then right onto Silver Birch Drive where the property will be identified by our For Sale board.

ADDITIONAL INFORMATION

Tenure: Freehold

Council Tax Band: B

BREAKFAST KITCHEN

10' 4" x 14' 10" (3.15m x 4.52m)

Fitted with quality solid oak wall and base units with complementary granite work surfaces and an inset one and half bowl sink with a mixer tap. Breakfast bar, plumbing for automatic washing machine, integrated "Range master" dishwasher and space for range style cooker with double chimney "Range master" extractor over. Space for a fridge freezer and tiled flooring. *Appliances can be included in the sale subject to separate negotiation*

GROUND FLOOR SHOWER ROOM

9' 2" x 7' 1" (2.79m x 2.16m)

Fitted with low flush WC, pedestal hand wash basin, walk-in-shower area with rainwater showerhead, part vinyl and part tiled flooring, built in storage cupboard.

LOUNGE/DINER

27' 0" x 10' 10" (8.23m x 3.3m)

With wood effect flooring, electric stone effect fire, built in storage cupboard and French doors leading out into the rear garden.

LANDING

Stairs leading to the first floor landing with doors leading off into two double bedrooms and house bathroom, loft access point boarded for storage.

BEDROOM ONE

17' 5" x 17' 8" (5.31m x 5.38m)

Double bedroom with fitted wardrobes, two velux windows.

