

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



43 Silverdale Road, West Bowling, Bradford, BD5 8DR

**** VIEWING HIGHLY ADVISED **** INNER THROUGH TERRACED HOUSE which we feel will appeal to all variety of buyers including Buy to Let investors. Currently providing TWO BEDROOM accommodation (one being an overall attic room) being further enhanced with a larger than expected FOUR piece family bathroom. Situated in this ever popular locality of BD5 providing easy access to the local amenities and transport links to Bradford City Centre. **REALISTICALLY PRICED FOR IMMEDIATE SALE!** Energy Rating D

£59,950

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ENTRANCE

Direct access to lounge

LOUNGE 13'3" max x 15'0" (4.04m max x 4.57m)

KITCHEN 10'1" x 7'3" (3.07m x 2.21m)

Having a selection of wall and base units, worktops with sink and drainer, splash back tiled walls. Oven, hob and extractor, plumbing for automatic washing machine. Enclosed stairs to first floor and access to the cellar.

CELLAR

Useful store area

FIRST FLOOR

Landing area with stairs leading to overall attic room

BEDROOM ONE 12'3" max x 11'0" plus robes (3.73m max x 3.35m plus robes)

Having fitted bedroom furniture incorporating dresser

BATHROOM 10'1" x 7'5" (3.07m x 2.26m)

Larger than expected family bathroom comprising of corner bath, separate shower cubicle, w/c and sink. Fully tiled walls

SECOND FLOOR

BEDROOM TWO 15'4" x 13'5" (4.67m x 4.09m)

Measurements are max overall with limited head height towards the eaves. TWO velux windows, eaves storage and feature brick chimney breast

BUILDING REGS

N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

OUTSIDE

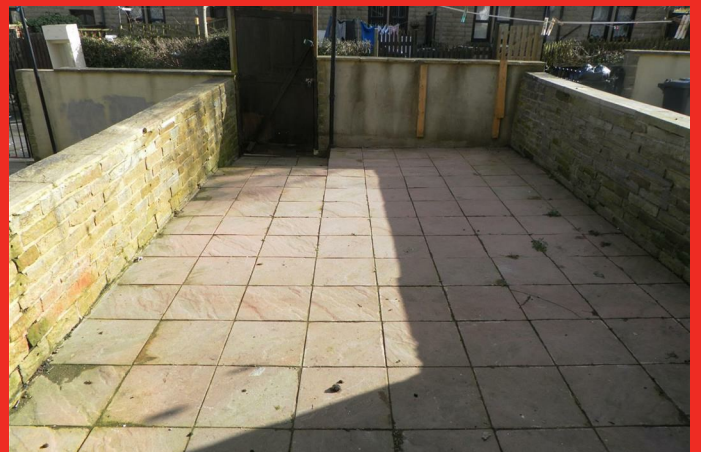
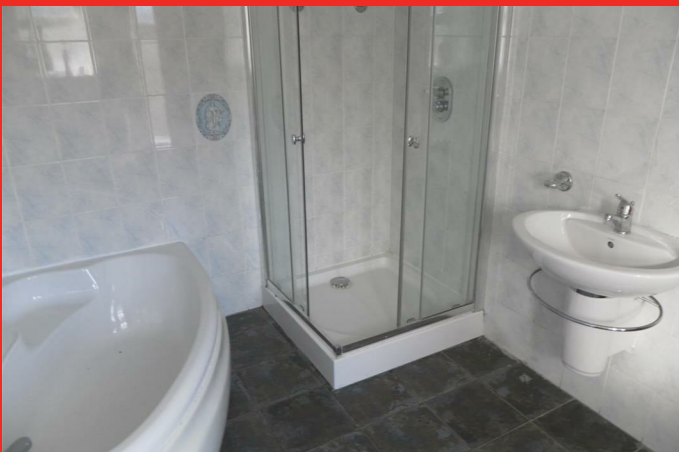
Garden area to front, paved garden to rear.

Directions

From Bradford City Centre proceed out along Manchester Road (A641) towards Odsal. After some distance turn left onto Parkside Road (just before Halfords) then right onto Silverdale Road.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.



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Total Area: 79.6 m² ... 857 ft²

All measurements are approximate and for display purposes only

