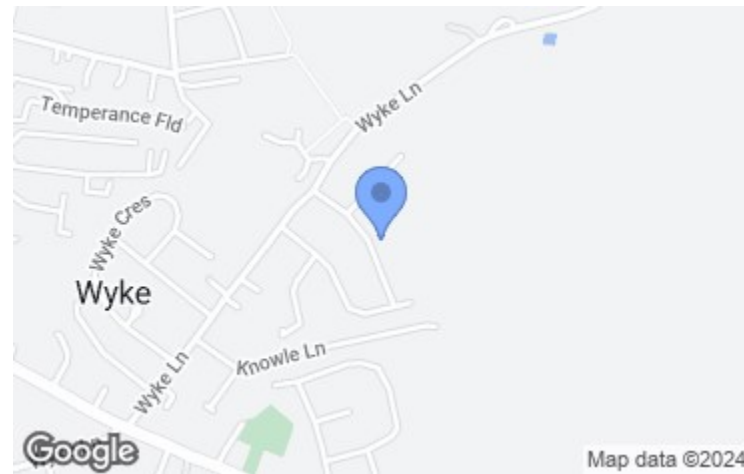


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**Viewing arrangements**

Strictly by appointment through WW Estates  
 01274 693737  
 wibsey@wwestateagents.com

**Directions**

See mapping.



**Silver Birch Avenue, Bradford, BD12 9EP**  
**Offers In Excess Of £220,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Silver Birch Avenue, Bradford, BD12 9EP

 1  3  1

Highly Sought After Location \*\*\* Garage And Driveway Providing Ample Off Street Parking \*\*\* Close To Local Schools, Shops And Amenities \*\*\* Good Transport Links \*\*\* Modern Kitchen And Bathroom \*\*\* Three Double Bedrooms \*\*\* Potential To Extend STPP.

Three bedroom semi-detached house in a highly desirable location. The property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from M62, A58 and many local bus routes.

The accommodation briefly comprises; Entrance hall, ground floor bathroom with panel bath (shower over) low level WC and vanity hand wash unit, spacious lounge with gas fire, ground floor bedroom/dining room, kitchen with modern fitted wall and base units, integrated double oven, microwave, induction hob with extractor hood above, space for appliances and French doors to access the rear garden. On the first floor there are two further

double bedrooms with built-in-wardrobes.

Outside; To the front of the property is a lawned garden and a tarmac driveway providing ample off road parking, leads to a single garage with up and over door. To the rear is an enclosed private garden which adjoins fields, flagged patio, lawn and decked seating area.



**Train**  
your text here



**Primary School**  
your text here



**Secondary School**  
your text here

**Fixtures & fittings**  
Well presented three bedroom semi-detached house in sought after location.

**Rating authority**  
Borough Council Tax Band C

**Services**  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to Mortgages With Hannie & Co Ltd, who are authorised and regulated by the Financial conduct Authority.

**Tenure**  
Freehold