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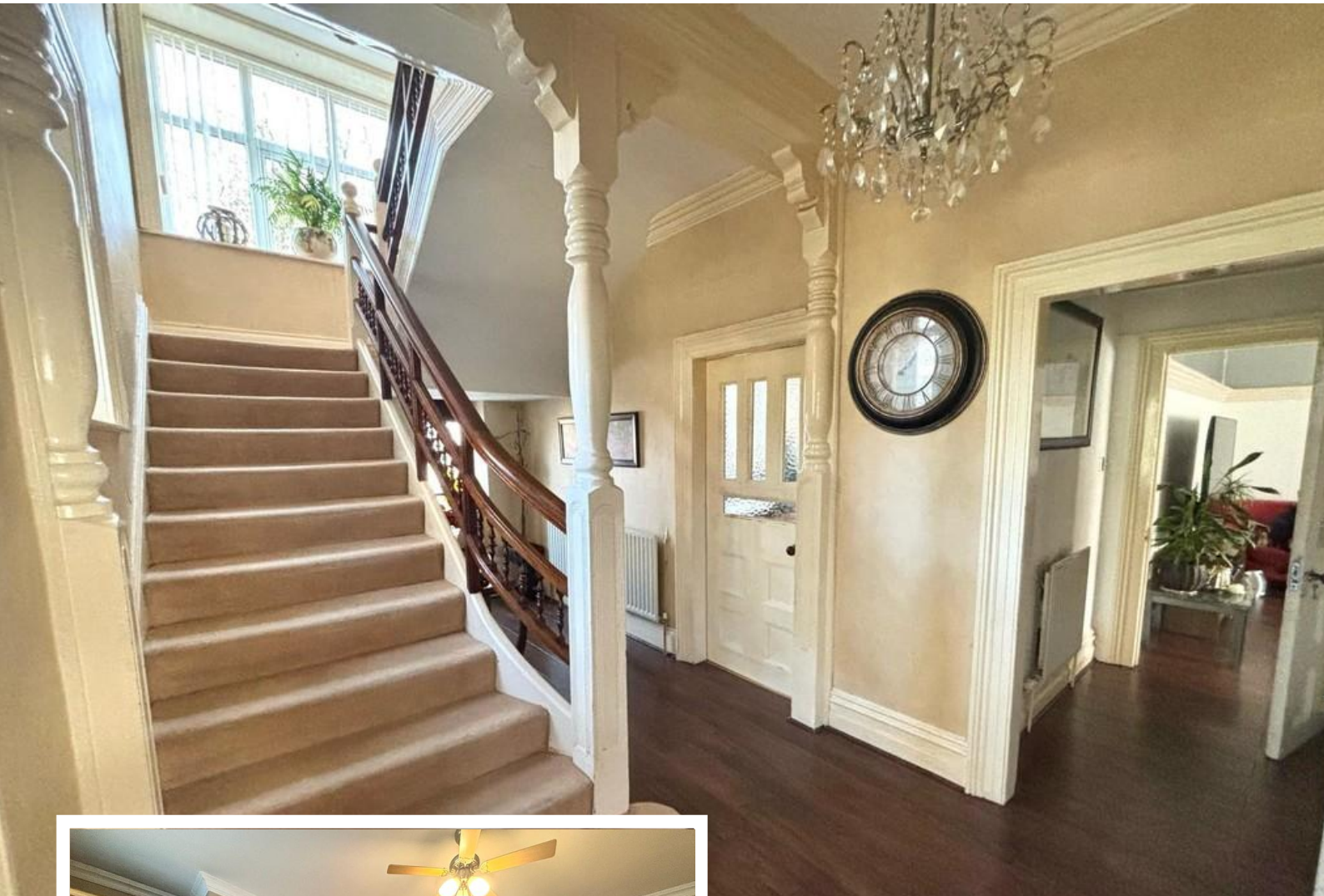
Chrisharben Park

- 6 BEDROOM SEMI-DETACHED
- 3 BATHROOMS
- FEATURE FIREPLACES
- ORIGINAL STAIN GLASS WINDOWS

£450,000

EPC Rating '53'





Property Description

DESCRIPTION

Whitney's have pleasure in offering for sale "Silvermare" a most imposing stone built semi-detached residence offering unrivalled family accommodation. This stunning house has significant space, offering some of its original features including stain glass windows and fireplaces. The property compromises of a reception room, dining room, kitchen, 3 WCs, 6 bedrooms, gardens, driveway and double garage. This house has private road access and is situated with quiet surroundings.

FRONT ENTRANCE

3' 10" x 6' 1" (1.17m x 1.85m) After entering the property through the solid wood front door the first thing that will catch your eye is the beautiful tiled floor. The stunning stone surrounding wall has double doors allowing access into the large hallway which allows access to the living room, kitchen, dining room, downstairs WC and stairs leading to the first floor.



HALLWAY

17' 4" x 8' 6" (5.28m x 2.59m) Spacious hallway which is neutrally decorated with solid wooden floor throughout. There is ample amounts of natural light coming through the original stain glass windows. High ceilings with a stunning centre piece chandelier.

LIVING ROOM

16' 4" x 13' 5" (4.98m x 4.09m) Light and spacious living room with laminate wooden flooring running throughout. The room consists of a large window to the front, a gas fire with a marble surround and central heating radiator.



KITCHEN

12' 7" x 12' 10" (3.84m x 3.91m) The first thing you will notice in the kitchen is the beautiful feature fireplace surrounding the cooker. A good sized kitchen space with a range of wall and base units, granite work surfaces and a breakfast bar. Large window to the rear and back door access to the garden.

DINING ROOM

12' 5" x 15' 5" (3.78m x 4.7m) A spacious dining room with a gas set into fireplace, central heating radiator and window to the front.

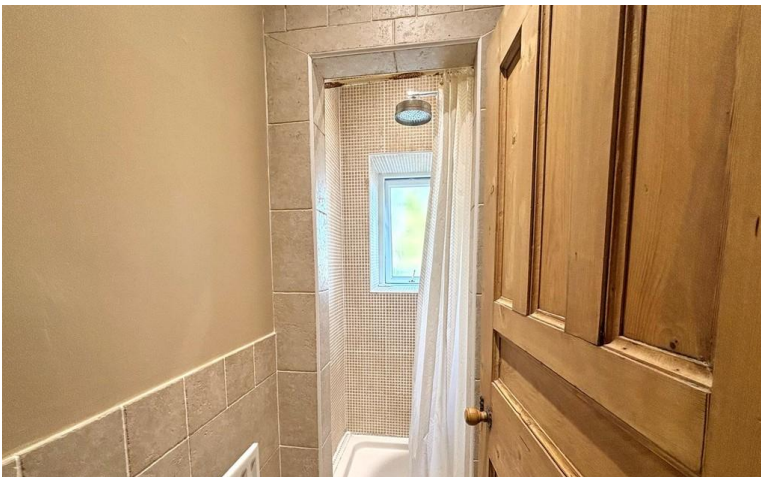


DOWNSTAIRS WC

6' 1" x 2' 9" (1.85m x 0.84m) A downstairs toilet is a perfect addition to any home. The bathroom compromises of a hand wash basin, WC, central heating radiator and a window to the side allowing in natural light.

MASTER BEDROOM

16' 5" x 13' 5" (5m x 4.09m) The master bedroom is light and spacious with a large window to the front, in keeping with the original stain glass windows. The room compromises of its original fireplace feature, central heating radiator and large fitted wardrobes. Also within the master bedroom there is an ensuite bathroom.



BEDROOM TWO

9' 8" x 12' 11" (2.95m x 3.94m) A good size bedroom with its original fireplace feature. The room consists of a large window to the rear offering natural light throughout, central heating radiator and fitted wardrobes.



BEDROOM THREE

13' 10" x 12' 5" (4.22m x 3.78m) A good size bedroom with its original fireplace feature. The room consists of a large window to the front with its original stained glass offering natural light throughout and central heating radiator.

BEDROOM FOUR

14' 11" x 12' 11" (4.55m x 3.94m) A good size bedroom with its original fireplace feature. The room consists of a large window to the rear offering natural light throughout and central heating radiator.



BATHROOM

11' 8" x 5' 2" (3.56m x 1.57m) Absolutely stunning family bathroom which has been decorated to a high standard. The bathroom has a large window to the side offering ample amounts of natural light. The bathroom is partly tiled and consists of a three piece suite including free standing his and her sinks, WC, bath with shower head and a central heating radiator.

SHOWER ROOM

3' 0" x 2' 10" (0.91m x 0.86m) A separate shower room that has been decorated to match the family bathroom. Fully tiled shower room with a window to the rear and a central heating radiator.



BEDROOM FIVE

15' 0" x 13' 7" (4.57m x 4.14m) A good size bedroom with its original fireplace feature. The room consists of two Velux windows offering natural light and central heating radiator.

BEDROOM SIX

13' 11" x 13' 4" (4.24m x 4.06m) A good size bedroom with its original fireplace feature. The room consists of a large window to the front offering natural light throughout and central heating radiator.





PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.



VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE**.



RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		86
C (69-80)	72	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

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