



**Silverhill Drive, Bradford BD3 7LF**

**welcome to**

**Silverhill Drive, Bradford**

Ideal for the growing family! Located in a cul-de-sac position is this spacious versatile five bedroom semi detached with the bonus of an attached annex. uPVC double glazing & gas central heating throughout. Energy Rating: D.



### **Entrance Porch**

uPVC double glazed French doors lead into the entrance porch with second door leading into the entrance hall.

### **Entrance Hall**

Staircase rises to the first floor landing with doors into the living room & lounge. Central heating radiator.

### **Living Room**

16' 5" x 10' 5" ( 5.00m x 3.17m )

uPVC double glazed window to the front elevation with a central heating radiator and feature fireplace.

### **Lounge. Dining Area**

24' 4" x 16' 1" ( 7.42m x 4.90m )

A second living room with uPVC double glazed window, central heating radiator and access into the kitchen and conservatory.

### **Kitchen**

11' x 7' 1" ( 3.35m x 2.16m )

A range of wall and base units with complementary work tops, stainless steel sink with mixer tap with drainer. Gas oven, central heating radiator with breakfast bar and uPVC double glazed window.

### **Conservatory**

13' x 9' 8" ( 3.96m x 2.95m )

uPVC double glazed windows and door into the annex.

### **Annex**

A versatile living accommodation with a range of fitted kitchen units, work tops, sink and mixer tap. Plumbing for a washing machine and space for an electric oven. Door in to the W.C

### **Wet Room**

A wet room comprises: fully tiled walls and flooring with a shower, low flush W.C and a wash hand basin. uPVC double glazed frosted glass window.

### **First Floor Landing**

Access into the three bedrooms and bathroom with staircase rising to the second floor landing.

### **Bedroom Three**

12' x 10' 5" ( 3.66m x 3.17m )

uPVC double glazed window and central heating radiator.

### **Bedroom Four**

13' x 10' 6" ( 3.96m x 3.20m )

uPVC double glazed window and central heating radiator.

### **Bedroom Five**

8' 6" x 7' 2" ( 2.59m x 2.18m )

uPVC double glazed window and central heating radiator.

### **Shower Room**

A white three piece suite comprising of a walking shower unit, low flush W.C and a wash hand basin. uPVC double glazed window and central heating radiator.

### **Second Floor Landing**

Doors into the two bedrooms.

### **Bedroom One**

12' 11" x 8' 10" ( 3.94m x 2.69m )

uPVC double glazed window and central heating radiator.

### **Bedroom Two**

uPVC double glazed window and central heating radiator.

### **Jack & Jill Bathroom**

A white three piece suite comprising of bath with mixer taps and shower, low flush W.C and a wash hand basin. Velux window and tiled walls.

### **Exterior**

Low maintenance paved garden to the front and rear.



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## Silverhill Drive, Bradford

- Cul-de-sac position
- Five bedrooms
- Two / Three reception rooms
- Two bathrooms & wet room
- Additional Annex

Tenure: Freehold EPC Rating: D

offers over

**£290,000**



Please note the marker reflects the postcode not the actual property

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