



## Silver Birch Grove, Wyke

£279,950

**\*\* EXTENDED SEMI DETACHED \*\* FOUR BEDROOMS \*\* TWO RECEPTION ROOMS \*\*  
\*\* CONSERVATORY \*\* TWO BATH/SHOWER ROOM \*\* MODERN FIXTURES & FITTINGS \*\*  
\*\* GARDEN, PARKING & GARAGE \*\* FAMILY SIZED ACCOMMODATION \*\***

Occupying a sought after location close to Wyke village, is this delightful four bedroom extended semi detached house.

Benefits from gas central heating and upvc double glazing.

The "ready to move into" family sized accommodation briefly comprises reception hall, lounge, dining-room, modern fitted kitchen, conservatory and downstairs modern bathroom. On the first floor there are four bedrooms and a modern shower room.

To the outside there are gardens, patio, driveway.





### Reception Hall

Storage cupboard and radiator.

### Lounge

14'6" x 13'2" (4.42m" x 4.01m")

Coal effect gas fire with feature fireplace surround and radiator.

### Kitchen

11'1" x 7'3" (3.38m" x 2.21m")

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel cooking range, integrated fridge freezer and integrated dishwasher.

### Bathroom

Modern white three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and heated towel rail.

### Dining Room

9'3" x 13'1" (2.82m" x 3.99m")

Storage cupboard and radiator.

### Conservatory

11'7" x 9'1" (3.53m" x 2.77m")

Radiator and upvc french door leading to rear garden.

### First Floor Landing

Storage cupboard.

### Bedroom One

11'1" x 11'5" (3.38m" x 3.48m")

Fitted wardrobes & drawers and radiator.

### Bedroom Two

13'4" x 9'3" (4.06m" x 2.82m')

Radiator.

### Bedroom Three

9'3" x 6'9" (2.82m" x 2.06m")

Radiator.





**Shower Room**

Modern three piece suite comprising shower cubicle, pedestal wash basin, low flush wc and radiator.

**Exterior**

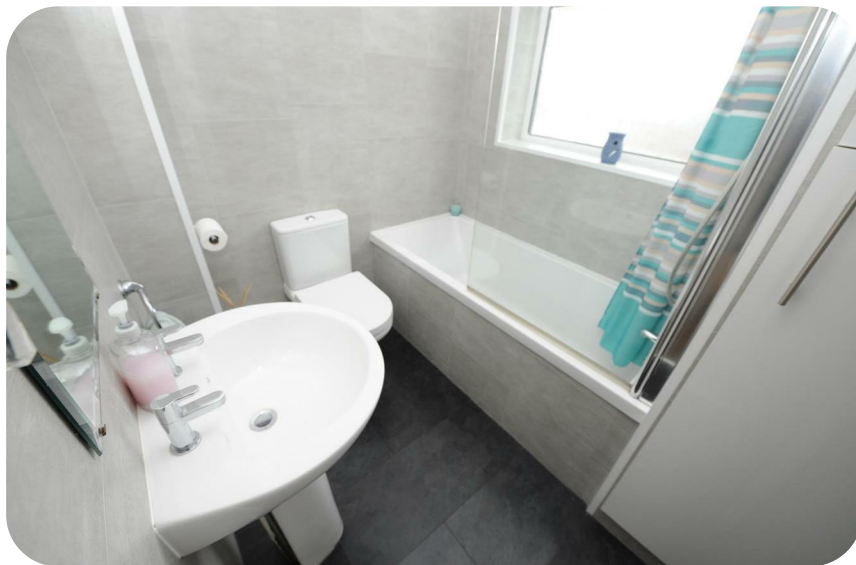
Outside are gardens, patio, driveway, parking and garden.

**Tenure**

FREEHOLD.

**Council Tax Band**

C



# Silver Birch Grove, BD12

Approximate Gross Internal Area = 119.2 sq m / 1283 sq ft

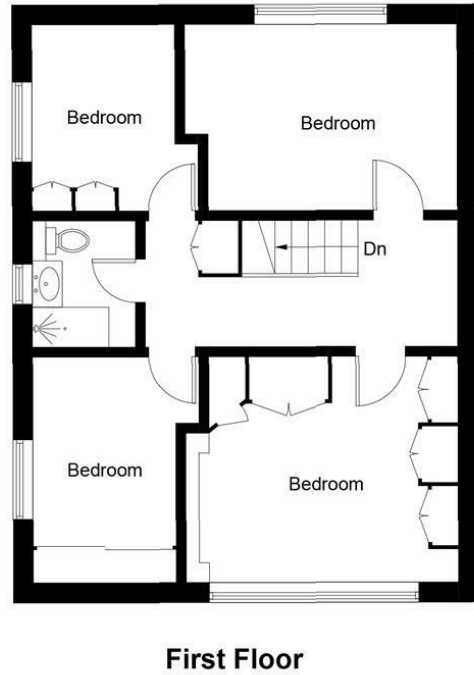
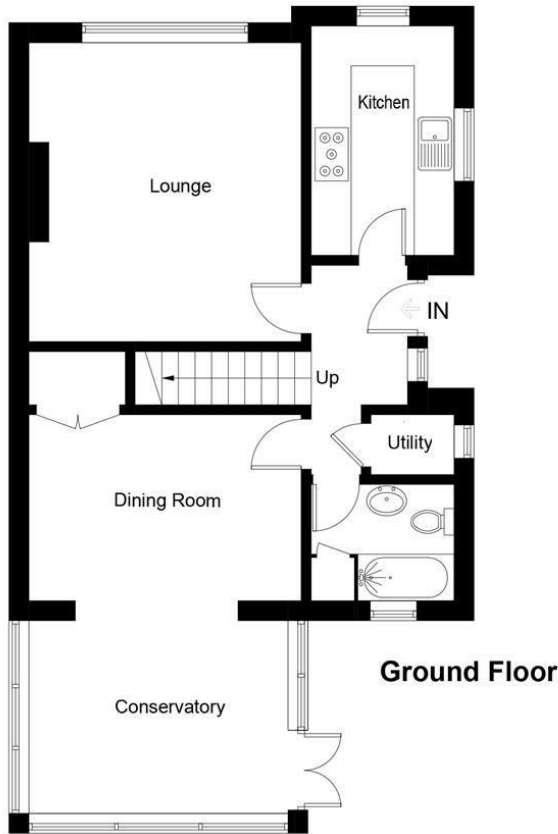


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1289367)



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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

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