



14 Silverhill Road, Bradford, BD3 7EP

**** OFFERED WITH NO CHAIN ** LARGER STYLE TERRACED HOUSE ** CONVERTED BASEMENT ****

Situated within this popular residential area, overlooking the park, is this **SUBSTANTIAL INNER TERRACED PROPERTY** which boasts large family accommodation throughout. Briefly comprising: entrance hallway, lounge, sitting room and kitchen extension. The lower ground floor is an ideal space for additional living with newly fitted kitchen and utility, walk in wetroom and 2 additional rooms which can be accessed internally and externally. Two bedrooms and house bathroom to the first floor with an additional two dormer bedrooms. Externally are garden yards to front and rear.

Guide Price £220,000

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ENTRANCE VESTIBULE Leading to hallway

HALLWAY

LOUNGE 15' (4.57) max x 11' (3.35) max
Feature fireplace

SITTING ROOM 14' x 13' (4.27m x 3.96m)
Feature fireplace and access to basement

EXTENDED KITCHEN 11' x 12' (3.35m x 3.66m)
Good size modern kitchen with a selection of wall and base units, worktops with sink and drainer, Free standing range style cooker, plumbing for washer and velux window allowing plenty of natural light.

LOWER GROUND FLOOR

ROOM ONE 16' x 14' (4.88m x 4.27m)
Could be utilized as living space

ROOM TWO 15' x 14' (4.57m x 4.27m)
Could be utilized as living space

KITCHEN 11'10" x 5' (3.6m x 1.52m)
Recently installed kitchen with wall and base units, worktops, sink and drainer, free standing cooker. Opening through to storage/utility

UTILITY AND STORE 14'7" x 8' (4.45m x 2.44m)

WETROOM large wetroom sinka and w/c

FIRST FLOOR

BEDROOM ONE 16' x 14' (4.88m x 4.27m)
Feature fireplace

BEDROOM TWO 15' x 14' (4.57m x 4.27m)

FAMILY BATHROOM Three piece suite

SECOND FLOOR

BEDROOM THREE 10' x 9' (3.05m x 2.74m)

BEDROOM FOUR 14' x 11' (4.27m x 3.35m)

OUTSIDE Garden yards to front and rear

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.





Total Area: 179.3 m² ... 1930 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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