

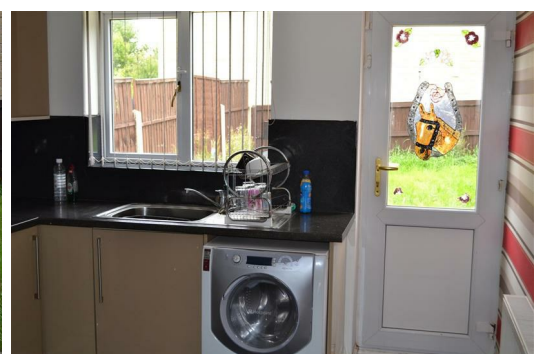


## 17, Chilver Drive, Bradford, Yorkshire, BD4 0TS

BetterMove is pleased to present this four bedroom detached property. The property briefly comprises to the ground floor: entrance hall, two reception rooms, fitted kitchen, downstairs WC and to the first floor, family bathroom, four bedrooms with the master bedroom having an ensuite.

In addition the property benefits from UPVC double glazing, gas central heating, integral garage, off street parking and gardens to the front and rear.

Located near the village of Tong this property is easily accessible to local amenities as well as located in a well sought after area, Just minutes away from the M62 Motorway giving easy access to Leeds and Bradford and surrounding areas.



### Reception 1 3.75m x 4.77m

With living flame electric fire and patio doors leading to the garden and laminate flooring

### Reception 2 2.65m x 3.29m

### Kitchen 2.98m x 3.95m

Full fitted kitchen incorporating a sink drainer with mixer tap, tiled surround, gas hob and oven and extractor hood

### Master bedroom 3.12m x 4.09m

with fitted wardrobes and ensuite bathroom

### En-suite 1.92m x 2.02m

Providing access from the Master Bedroom and comprises low flush WC, hand wash basin, shower cubicle fitted with shower and tiled surround

### Bedroom 2 2.38m x 3.30m

### Bedroom 3 2.37m x 3.34m

### Bedroom 4 1.91m x 2.42m

### Family Bathroom 1.60m x 2.62m

Low flush WC, wash hand basin and bath with shower over

### Internal Garage 2.51m x 5.38m

With up and over door

### Outside

To the front there is ample off street parking and a small lawn area and to the rear there is an enclosed garden laid mainly of lawn with a paved patio area

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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

