



**£140,000**

\*TWO BEDROOMS\* \*IDEAL FOR FIRST TIME BUYERS & BUY-TO-LET INVESTORS\* \*POPULAR LOCATION\* \*WELL PRESENTED\* \*OVERLOOKING BRADFORD MOOR PARK\* \*GARDEN\* \*PARKING\*

Townend Estate Agents offer for sale this two bedroom in a popular cul-de-sac location, opposite Bradford Moor Park.

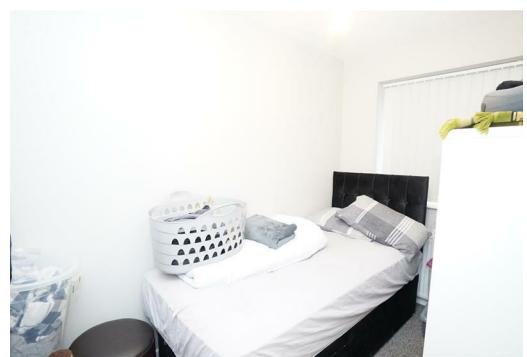
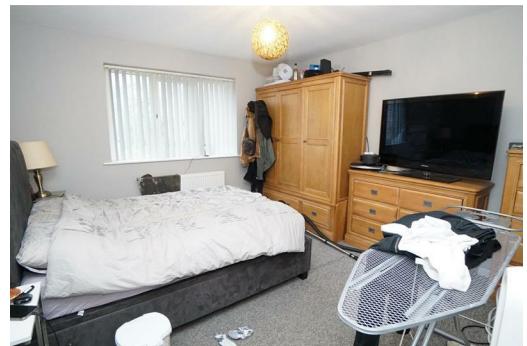
Having the benefit of off road parking this is a modern, well presented property which would be ideal for first time buyers and landlords alike.

Benefiting from a modern kitchen, modern decor, uPVC double glazing and gas central heating. The accommodation comprises briefly: Upvc Entrance Porch, Lounge, fully equipped Dining-Kitchen, downstairs utility room & W/C. Two Bedrooms and modern bathroom. Good size gardens to the front & rear. Single Garage & parking to the side.

Ask us about....



**Silverhill Road, BD3**  
Approximate Gross Internal Area = 69.0 sq m / 743 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (82 plus)		A	
B (81-81)	C (80-80)	B	
D (79-68)	E (69-68)	C	
F (67-54)	G (53-54)	D	
G (53-54)	H (52 plus)	E	
Not energy efficient - higher running costs		F (21-18)	
		G (17-10)	
		H (10-0)	

EU Directive 2002/91/EC

**England & Wales**

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus)		A	
B (81-81)	C (80-80)	B	
D (69-68)	E (69-68)	C	
E (55-54)	F (54-54)	D	
F (39-34)	G (34-34)	E	
G (21-18)	H (10-0)	F	
Not environmentally friendly - higher CO <sub>2</sub> emissions		G (10-0)	
		H (10-0)	

EU Directive 2002/91/EC

**England & Wales**

These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

**IMPORTANT NOTICE:** WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.  
PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

**Townend Estate Agents**

19 The Green, Idle, Bradford. BD10 9PT • Telephone: (01274) 610 284  
104 Town Street, Horsforth. LS18 4AH • Telephone: (01135) 321 000

**SALES • LETTING**

VAT Reg. No. 556 807 414  
Company No. 7191625. Registered UK.

