



## **4 Chilver Drive, Tong, Bradford, BD4 0TS**

**NO CHAIN:** Well presented DETACHED PROPERTY, situated on this ever popular development. Sensibly priced to encourage sale. Available with immediate possession. A detailed internal viewing is essential to fully appreciate.

The accommodation comprises: Hallway, WC, Integral Garage, Lounge, Dining Room, Kitchen, 4 Bedrooms, En Suite & House Bathroom.

**Asking Price £262,000**

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**HALLWAY** Access to integrated garage

**DOWNSTAIRS WC**

**LOUNGE 15'5" (4.7) into square bay window x 11'6" (3.5)**

Attractive feature fireplace with gas fire.

**DINING ROOM 10'8" x 8'4" (3.25m x 2.54m)**

**KITCHEN DINER 12'8" x 9'5" (3.86m x 2.87m)**

Range of wall and base units, worktops and sink unit. Built in oven.

**LANDING** Useful storage cupboard

**MASTER BEDROOM 12'2" x 9'6" (3.7m x 2.9m)**

Fitted wardrobes

**EN SUITE SHOWER ROOM/ WC**

**BEDROOM 2 10'6" x 8'4" Max (3.2m x 2.54m Max)**

Fitted wardrobes

**BEDROOM 3 9'3" x 6'4" (2.82m x 1.93m)**

**BEDROOM 4 10'5" (3.18) x 9'8" (2.95) Max excluding wardrobes**

**HOUSE BATHROOM** White bathroom suite.

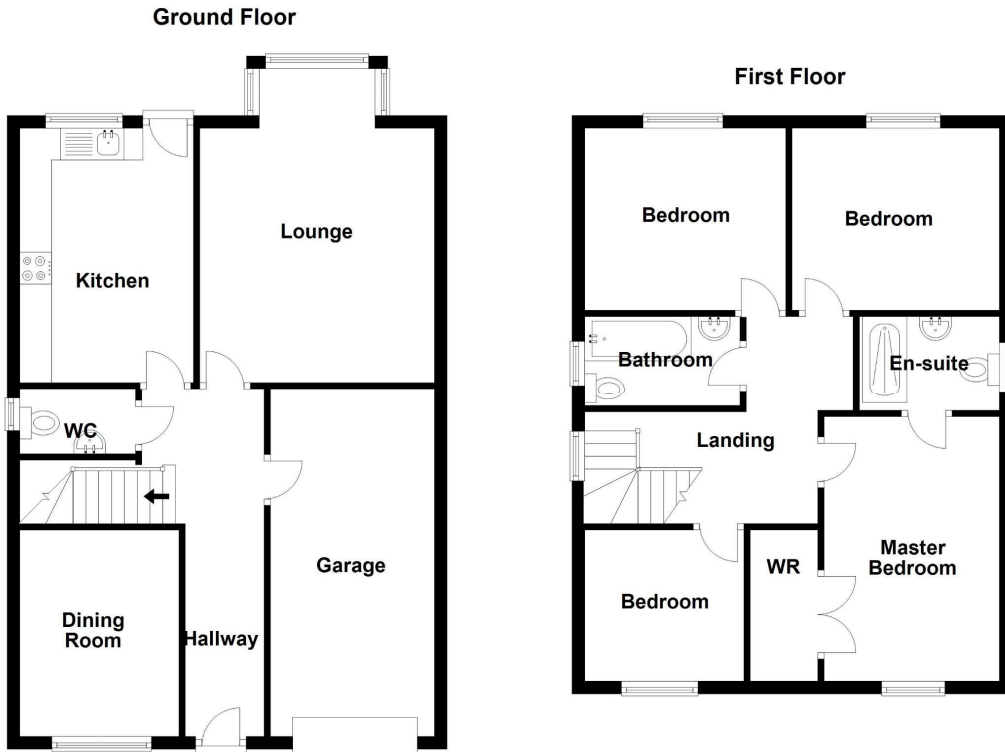
**OUTSIDE** Garden to the front. Driveway to the side leading to integrated garage. Pleasant garden to the rear.

**COUNCIL TAX BAND** Band D - Bradford

**TENURE** Freehold

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.





Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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