



## Pear Tree Court, Silsden, BD20 9PG

**Asking Price £219,950**

- STONE-BUILT SEMI-DETACHED
- NO UPPER CHAIN
- DESIGNATED PARKING
- BRIGHT BREAKFAST KITCHEN
- EXCELLENT COMMUTING LINKS
- THREE WELL-PROPORTIONED BEDROOMS
- SINGLE GARAGE
- COSY SITTING ROOM
- WEALTH OF AMENITIES
- SUITED TO A RANGE OF BUYERS



## Pear Tree Court, Silsden BD20 9PG

Tucked away in a peaceful corner of Silsden, this delightful stone-built, three bedroom semi-detached home perfectly blends traditional charm with modern comfort. Complete with a single garage and designated parking, the property offers both practicality and timeless appeal.



Council Tax Band: C



### PROPERTY DETAILS

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Lovingly maintained, it has been a successful residential let for several years, presenting an excellent opportunity for investors, small families, couples, retirees, or single occupants seeking a welcoming home in a quiet, well-established setting.

Step through into the inviting entrance hall, where an open staircase leads gracefully to the first floor. To the left, you'll find a cosy sitting room, ideal for relaxing evenings, while to the rear lies a bright breakfast kitchen offering access to the outdoors.

Upstairs, the home features three well-proportioned bedrooms and a stylish modern bathroom, providing comfortable and flexible living accommodation.

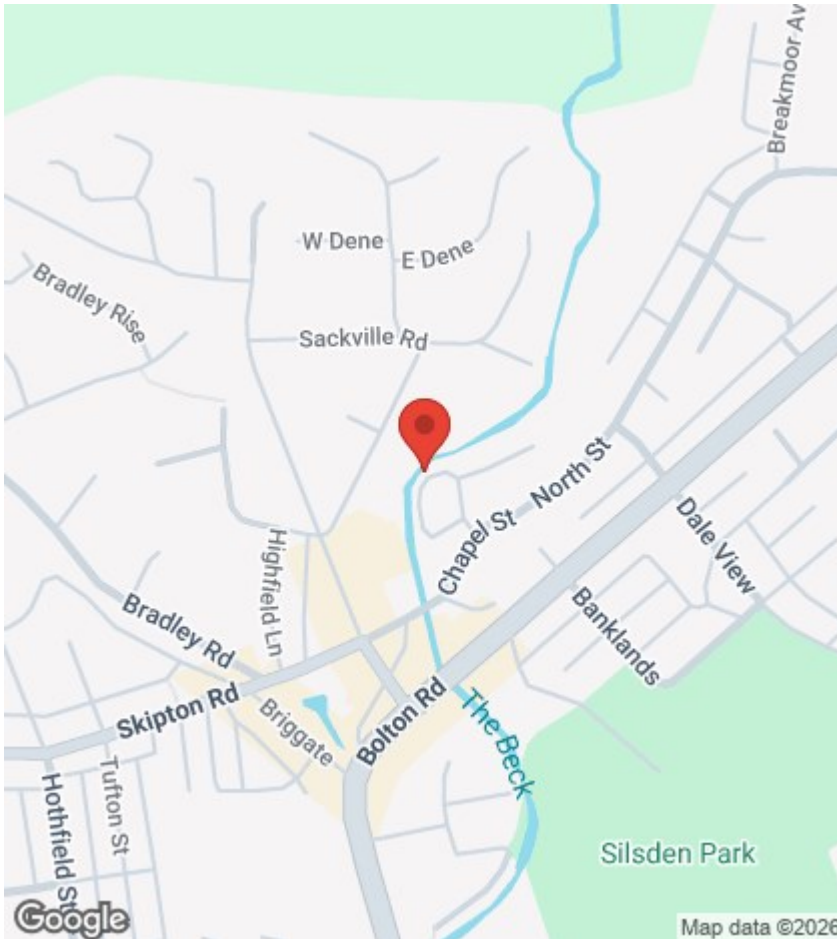
Outside, the property benefits from designated parking and a single garage, conveniently positioned in a neat row to the rear.

Pear Tree Court is a small, select development, quietly nestled away yet just a short stroll from Silsden's bustling centre, which offers a wealth of amenities, recreational facilities, schools, and excellent commuting links.

For those seeking a three-bedroom home with garage and parking at an affordable price and within easy reach of local conveniences, this property could be the perfect choice.

### ADDITIONAL DETAILS

The property is freehold, however, the garage and parking space is leasehold (999yr lease which started in 1995) on a peppercorn rent incurring an annual service charge of £349 for the communal areas.



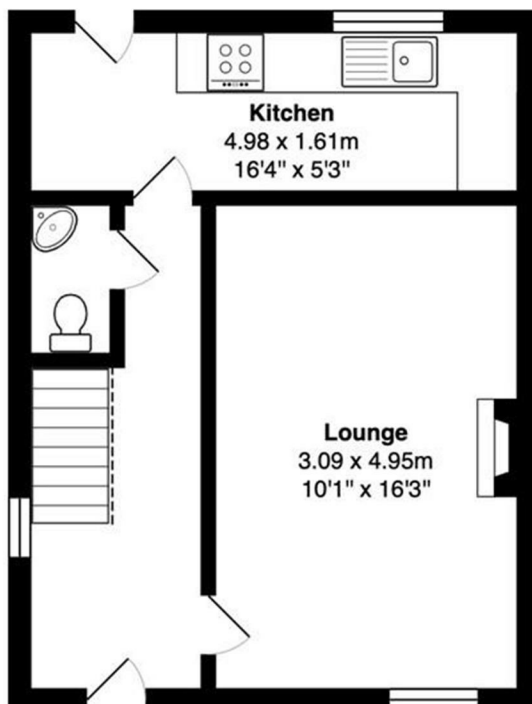
## Viewings

Viewings by arrangement only. Call 01535 655212 to make an appointment.

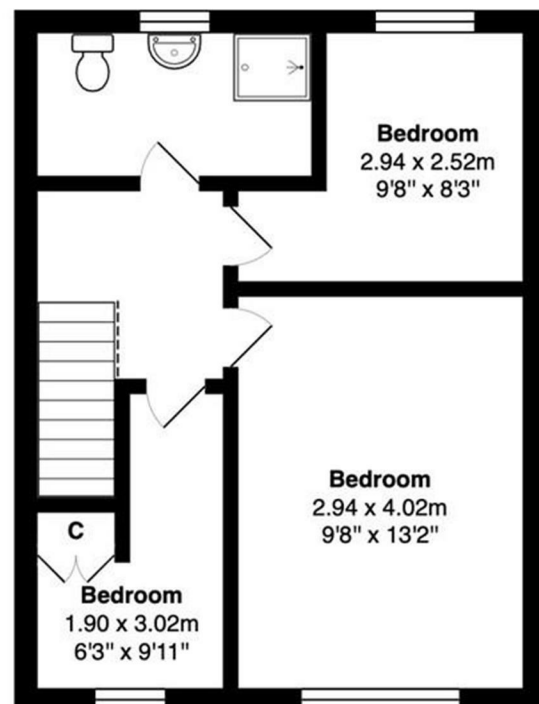
## EPC Rating:

C

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>	72	86
(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		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 67.0 m<sup>2</sup> ... 721 ft<sup>2</sup>

All measurements are approximate and for display purposes only