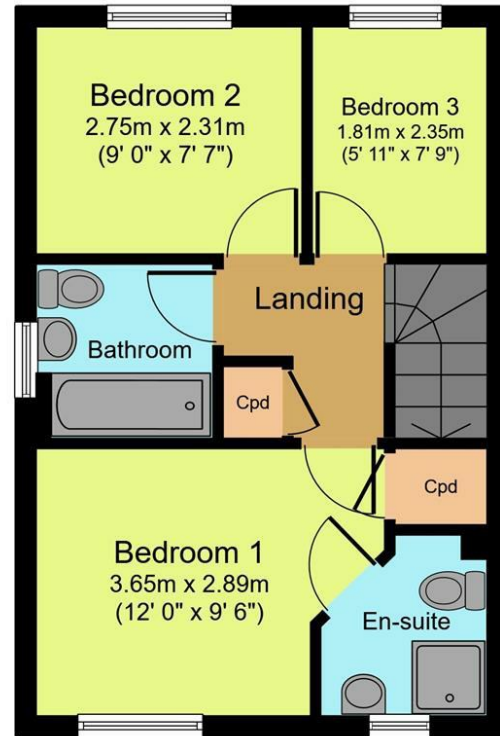


Ground Floor



First Floor

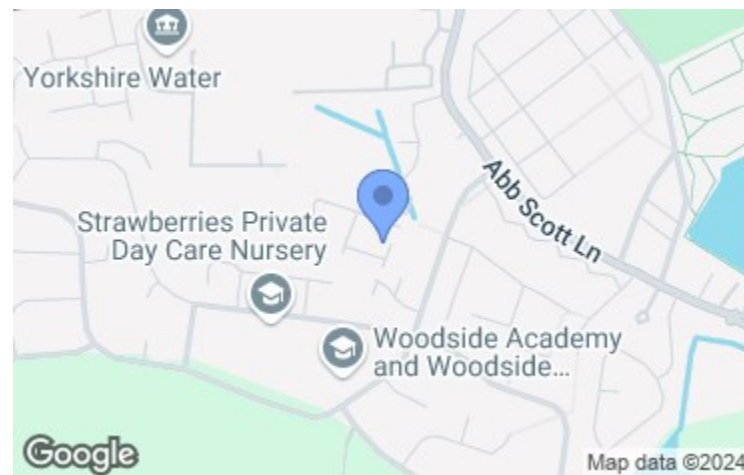
Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

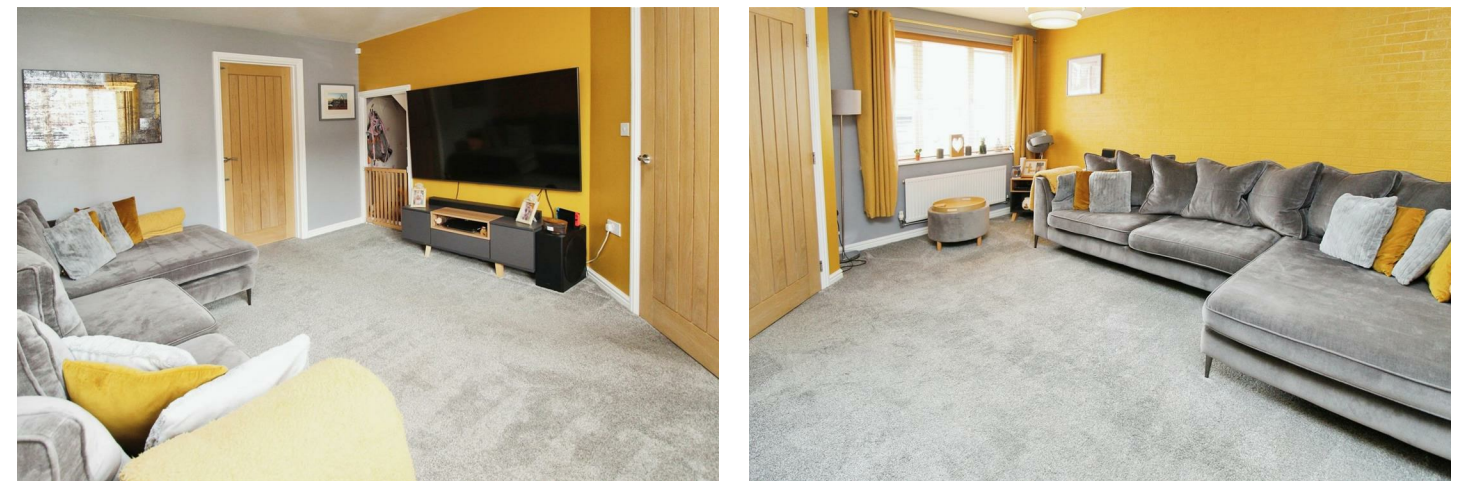
Viewing arrangements

Strictly by appointment through WW Estates
 01274 693737
 wibsey@wwestateagents.com



Directions

See mapping.



Pear Tree Close, Bradford, BD6 2DG
Offers In Excess Of £190,000

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Pear Tree Close, Bradford, BD6 2DG

 1  3  2

Sought After Cul-De-Sac Location *** Family Bathroom With En-Suite Shower Room *** Two Double Bedrooms *** Driveway For Two Cars *** Low Maintenance South Facing Rear Garden *** Close To Local Shops And Amenities *** Ground Floor WC. The property is situated in a highly sought after location with close proximity to the array of shops in and around the Wibsey and Shelf villages including supermarkets, health centres, restaurants and many more. Also only a few miles from the motorway networks, low moor train station and situated in the middle of bus routes to Leeds, Bradford and beyond.

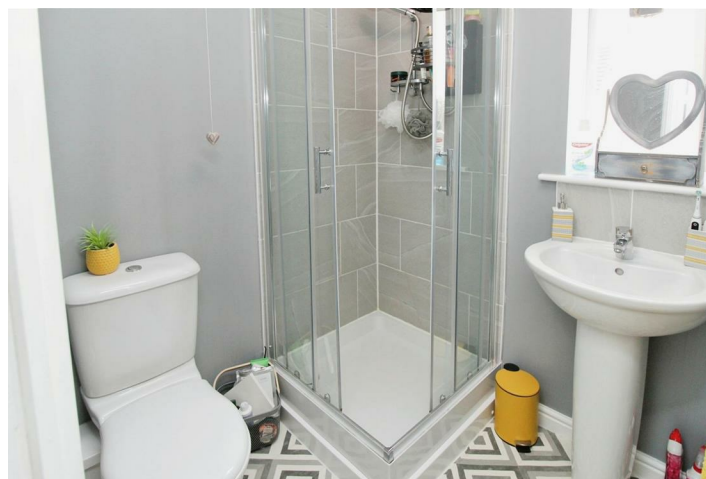
Welcome to this charming three-bedroom semi-detached house located in the desirable Pear Tree Close, Bradford. This property boasts a well-presented interior with a modern touch, perfect for a family looking for a new home.

As you step into the house, you are greeted by an inviting entrance hall with ground floor WC, lounge with convenient under stairs storage. The kitchen/diner is a highlight of this home,

featuring modern wall and base units, an oven, gas hob with extractor hood above, and French doors that open up to the rear garden, allowing natural light to flood the space.

Upstairs, you will find three lovely bedrooms, one of which includes an en-suite shower room for added convenience. The family bathroom is elegantly designed with a panel bath, low-level WC, and hand wash basin, offering a relaxing space for unwinding after a long day.

Outside, the property offers parking for two vehicles on the driveway, making coming home a breeze. The low maintenance enclosed rear garden is a delightful retreat, complete with an artificial lawn, decked seating area, bin store, and even an outside bar with power connected, perfect for entertaining guests or enjoying a peaceful evening outdoors.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Well presented three bedroom semi-detached house in sought after location.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Altogether Financial Solutions Ltd, who are authorised and regulated by the Financial Conduct Authority.

Tenure
Freehold