



## 54 Pear Tree Close, Woodside, Bradford, BD6 2DG

MODERN SEMI-DETACHED with accommodation arranged over three floors – CURRENTLY PROVIDING FOUR BEDROOMS, boasting a good sized kitchen diner, en-suite shower room to master bedroom, family bathroom with three piece white suite, downstairs WC, enclosed rear garden and two allocated parking spaces. Forming part of this popular part of BD6 handy for Wibsey, Shelf and Low Moor. Contact Robert Watts to arrange YOUR VIEWING today.

£200,000

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## **ENTRANCE HALL**

Ground floor W.C. off

## **LOUNGE 12' x 14'8" (3.66m x 4.47m)**

Understair store

## **KITCHEN 15'3" x 8'8" (4.65m x 2.64m)**

Selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor and patio doors leading to the rear garden

## **BEDROOM ONE 14'5" x 9 (4.4m x 9)**

## **EN-SUITE**

Shower cubicle, vanity style sink and W.C

## **BEDROOM TWO 9'6" x 8'7" (2.9m x 2.62m)**

## **BEDROOM THREE 9'2" x 7'4" (2.8m x 2.24m)**

## **BEDROOM FOUR 7'5" x 5'8" (2.26m x 1.73m)**

## **BATHROOM**

Three piece white suite with shower over bath and screen. Vanity style sink and W.C. Part tiled walls

## **OUTSIDE**

Allocated parking for two cars to the front. Paved seating area to the rear, ideal for family entertainment and lawn

## **FURTHER INFORMATION**

Council Tax - Band C

Tenure - Freehold

## **MORTGAGES**

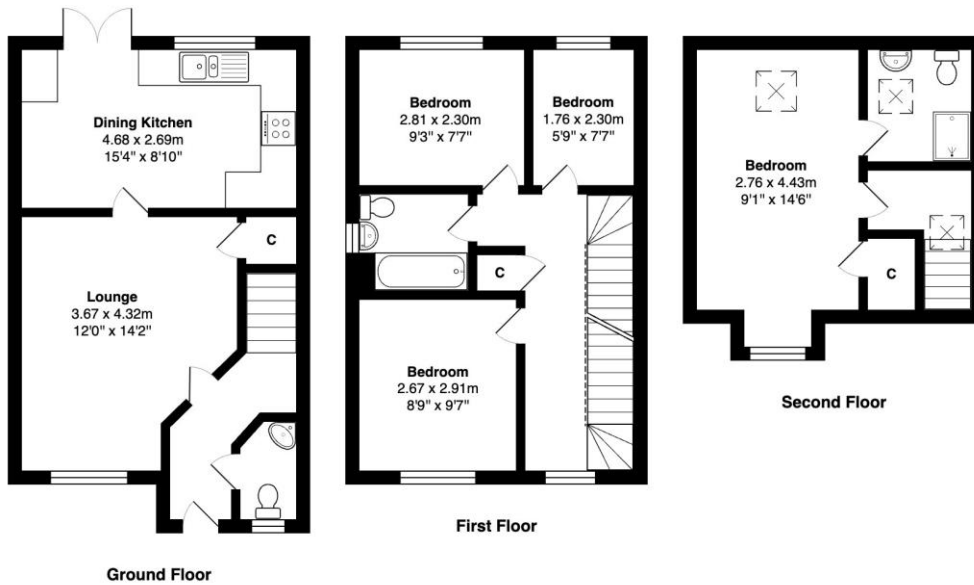
We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.







Total Area: 90.3 m<sup>2</sup> ... 972 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>	<b>79</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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