



**Pear Tree Close, Bradford, BD6 2DG**

- Stylish Detached ● Three Bedrooms ● Driveway & Garage ●
- Quiet Cul De Sac Location ●

**FREEHOLD | COUNCIL TAX BAND: C | EPC: C**

**Priced £228,000**

## Directions

From our office head up Thornton Road. Turn left at Four Lane Ends traffic lights onto Cemetery Road. At Lidget Green traffic lights turn right onto Clayton Road. Then left on to Hollingwood Lane. Turn left onto Hollybank Road at the top turn left on to Great Horton Road then immediate right on to Moore Ave. At the top turn left on to Mount Road then right on to St Enochs Road. At the roundabout take the second turning onto St Helena Road. Turn right onto Buttershaw Lane. Turn right onto Halifax Road and then immediate left onto Royds Hall Lane. Turn right onto Royds Hall Drive, follow it round onto Cherry Tree Grove and then left onto Pear Tree Close.

## Description

DINSDALES ESTATES PRESENTS THIS GOOD SIZED FAMILY HOME SET WITHIN A QUIET CUL DE SAC POSITION IN BD6

### Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

#### **Entrance Hall 5' 8" x 3' 8" (1.723m x 1.119m)**

Entered via a composite door, electric fuse panel, radiator and laminate look flooring.

#### **Lounge 16' 0" x 10' 5" (4.869m x 3.180m)**

A double glazed window, radiator, laminate look flooring and both Sky and Virgin connections.

#### **Kitchen Diner 18' 10" x 7' 9" (5.739m x 2.351m)**

A double glazed window and French doors. Oak effect wall and base units with a work surface and matching splash backs. A stainless steel sink with mixer tap, integral four burner gas hob and electric oven. Stainless steel splash back and extractor fan, Integrated fridge freezer, dishwasher and plumbing for a washing machine. Pro Logic combination boiler, radiator and tiled floor.

#### **First Floor Landing 6' 4" x 4' 1" (1.921m x 1.252m)**

Laminate style flooring, smoke detector, triple spotlight, over stairs cupboard and loft access.

#### **Inner Hallway 8' 8" x 6' 11" (2.629m x 2.100m)**

A shapely inner hallway with stairs leading to the first floor, laminate style flooring, Hive heating thermostat, smoke detector and a radiator.

#### **Downstairs Toilet 6' 11" x 3' 0" (2.100m x 0.911m)**

A three way spot light, extractor fan, low flush toilet, hand basin, radiator and lino look flooring.

## Loft

Accessed via the landing, part boarded and part insulated, for storage.

#### **Master Bedroom One 14' 1" x 9' 5" (4.288m x 2.860m)**

An L shaped room with two double glazed windows, radiator, laminate style flooring.

#### **Ensuite 6' 7" x 4' 10" (1.999m x 1.475m)**

Leading from the master bedroom. A double glazed window, radiator, low flush toilet and hand basin. A double glass shower enclosure with thermostatic bar shower. Extractor fan and lino look flooring.

#### **Bedroom Two 11' 3" x 8' 9" (3.439m x 2.666m)**

A rear facing bedroom with a double glazed window, radiator and laminate style flooring, Currently being used as a second reception with guest sofa bed.

### **Bedroom Three 7' 11" x 7' 10" (2.425m x 2.378m)**

A rear facing good sized third bedroom with a double glazed window, radiator laminate style flooring. Currently used as a dressing room.

### **Family Bathroom 8' 11" x 5' 9" (2.724m x 1.751m)**

A frosted double glazed window, radiator, bath, hand basin, low flush toilet, extractor fan, part tiled walls and lino look flooring.

### **Garage 16' 2" x 7' 11" (4.940m x 2.410m)**

Integral garage with an up and over door, power and light.

### **Outside**

To the front we have an open aspect garden with with a tarmac driveway, small lawn and a decorative low maintenance pebbled area with well established plants. To the rear is an enclosed and fenced / gated garden with a pathway leading from the front. Part flagged patio and lawn with a shrubbery and plant borders.

### **Utilities & Services**

Gas, Electric, Water ( metered) and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodaphone, Three and O2.

### **Local Authority**

Bradford Council Tax Band C £1719.49 Approx for 2023/2024. Green/Grey bin collection fortnightly on a Friday.

### **Free Market Appraisal**

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

### **Mortgage Advice & Insurance**

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

### **Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through PropertyMark and are members of The Property Ombudsman.

[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)

**Dinsdales Estates**

519-521 Thornton Road, Bradford, BD8 9RB

Tel: 01274 498 855

Email: [admin@dinsdalesestates.co.uk](mailto:admin@dinsdalesestates.co.uk)

Find us on **Facebook**: Dinsdales Estates

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