



## Pear Tree Close, Bradford, BD6

**£150,000**

Offers in Excess of

**Tenure:** Freehold, **Bedrooms:** 4

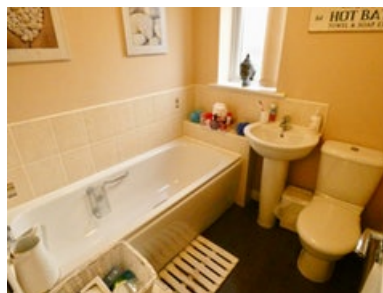
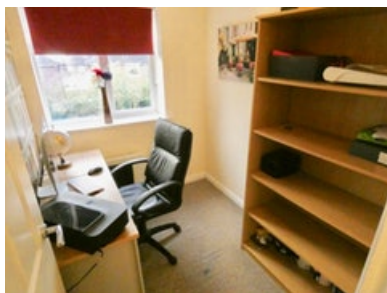
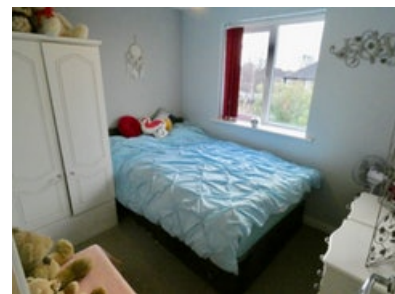
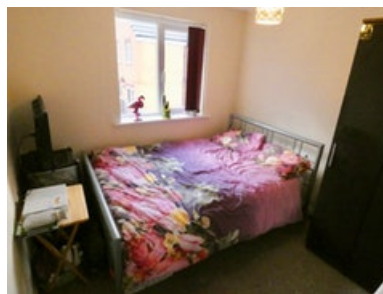
Very well presented four bedroom semi detached property located in an enviable position on a sought after quiet cul-de-sac in the village of Wibsey. Set over three floors and boasting a good sized kitchen dining room with a range of fitted appliances, ensuite shower room to master bedroom, family bat

## Key features:

- Four bedrooms
- Kitchen diner
- Ensuite shower room to master bedroom
- Quiet cul-de-sac position
- Downstairs WC
- Two allocated parking spaces
- Close to local shops and amenities
- Convenient for local schools
- Easy access to M606 and M62 motorway networks

## Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band C (£1462.13 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Off Street Parking



### **\*\*VIEWING HIGHLY RECOMMENDED\*\* \*\*MOTIVATED VENDOR\*\***

Housesimple a proud to present this very well presented four bedroom semi detached home located in an envious position on a sought after quiet cul-de-sac in the village of Wibsey.

Set over three floors and boasting a good sized kitchen dining room with a range of fitted appliances, ensuite shower room to master bedroom, family bathroom with three piece white suite, downstairs WC, enclosed rear garden and two allocated parking spaces.

Wibsey is a highly sought after location with close proximity to the array of shops in and around the local village including primary and secondary schools, supermarkets, restaurants, bars and other fantastic amenities.

The property is also conveniently placed for access to the M606 and M62 motorway networks and situated in the

The property is also conveniently placed for access to the M666 and M62 motorway networks and situated in the middle of bus routes to Leeds, Bradford and beyond.

The accommodation comprises of the following:

Hall

Radiator.

WC

Obscure double glazed window to front, fitted with two piece suite comprising wash hand basin with mixer tap and tiled splashback and low-level WC, radiator.

Living Room 4.42m (14'6") x 3.66m (12') max

Double glazed window to front, radiator, telephone point, TV point, storage cupboard.

Kitchen/Dining Room 4.70m (15'5") x 2.83m (9'3")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and washing machine, plumbing for dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator, double glazed french doors to garden.

First Floor

Landing

Double glazed window to front, radiator, storage cupboard.

Bedroom 3.01m (9'11") x 2.70m (8'10")

Double glazed window to front, radiator.

Bedroom 2.83m (9'3") x 2.30m (7'7")

Double glazed window to rear, radiator.

Bedroom 2.30m (7'7") x 1.80m (5'11")

Double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with mixer tap, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, obscure double glazed window to side, radiator.

Second Floor

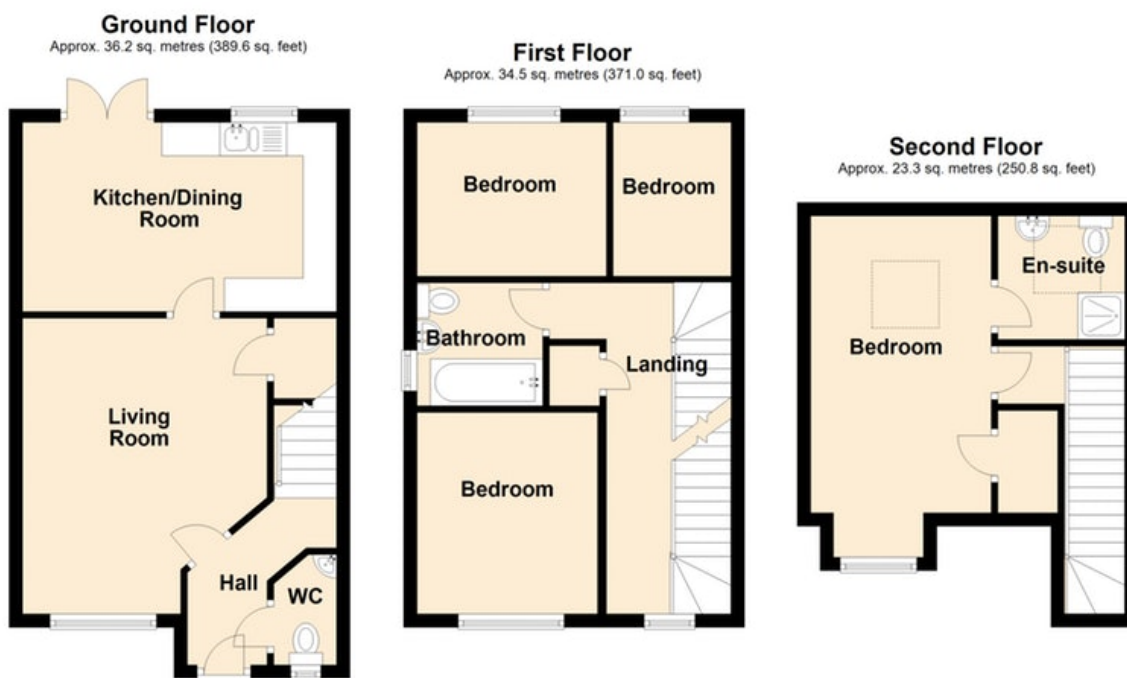
Bedroom 4.44m (14'7") x 2.79m (9'2")

Double glazed window to front, skylight, radiator, storage cupboard, door to:

En-suite

Fitted with three piece suite comprising pedestal wash hand basin with mixer tap and tiled splashback, tiled shower cubicle and low-level WC, skylight.

## Floor plan:



Total area: approx. 94.0 sq. metres (1011.4 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**

**54, Pear Tree Close, BRADFORD, BD6 2DG**

<b>Dwelling type:</b> Semi-detached house	<b>Reference number:</b> 9988-4071-7234-1821-1944
<b>Date of assessment:</b> 18 April 2019	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 18 April 2019	<b>Total floor area:</b> 96 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,677</b>
<b>Over 3 years you could save</b>	<b>£ 87</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 249 over 3 years	£ 249 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; margin: 0;">You could save £ 87 over 3 years</p> </div>
<b>Heating</b>	£ 1,170 over 3 years	£ 1,170 over 3 years	
<b>Hot Water</b>	£ 258 over 3 years	£ 171 over 3 years	
<b>Totals</b>	<b>£ 1,677</b>	<b>£ 1,590</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) <b>A</b></td></tr> <tr><td style="background-color: #4682b4; color: white; padding: 2px;">(81-91) <b>B</b></td></tr> <tr><td style="background-color: #90ee90; color: white; padding: 2px;">(69-80) <b>C</b></td></tr> <tr><td style="background-color: #ffff00; color: black; padding: 2px;">(55-68) <b>D</b></td></tr> <tr><td style="background-color: #ffa500; color: black; padding: 2px;">(39-54) <b>E</b></td></tr> <tr><td style="background-color: #ff4500; color: black; padding: 2px;">(21-38) <b>F</b></td></tr> <tr><td style="background-color: #ff0000; color: white; padding: 2px;">(1-20) <b>G</b></td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) <b>A</b>	(81-91) <b>B</b>	(69-80) <b>C</b>	(55-68) <b>D</b>	(39-54) <b>E</b>	(21-38) <b>F</b>	(1-20) <b>G</b>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em; border: 1px solid black;">79</td> <td style="text-align: center; font-size: 1.5em; border: 1px solid black;">89</td> </tr> </table>	Current	Potential	79	89	<p style="font-size: 0.7em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.7em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.7em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.7em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.7em; margin: 0;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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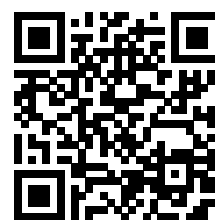
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 87
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 849

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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