



Pear Tree Court, Silsden, BD20 9PG

Asking Price £189,950

- 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

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 whilst being tucked away in a peaceful corner of Silsden.



Council Tax Band: C



PROPERTY DETAILS

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.

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.

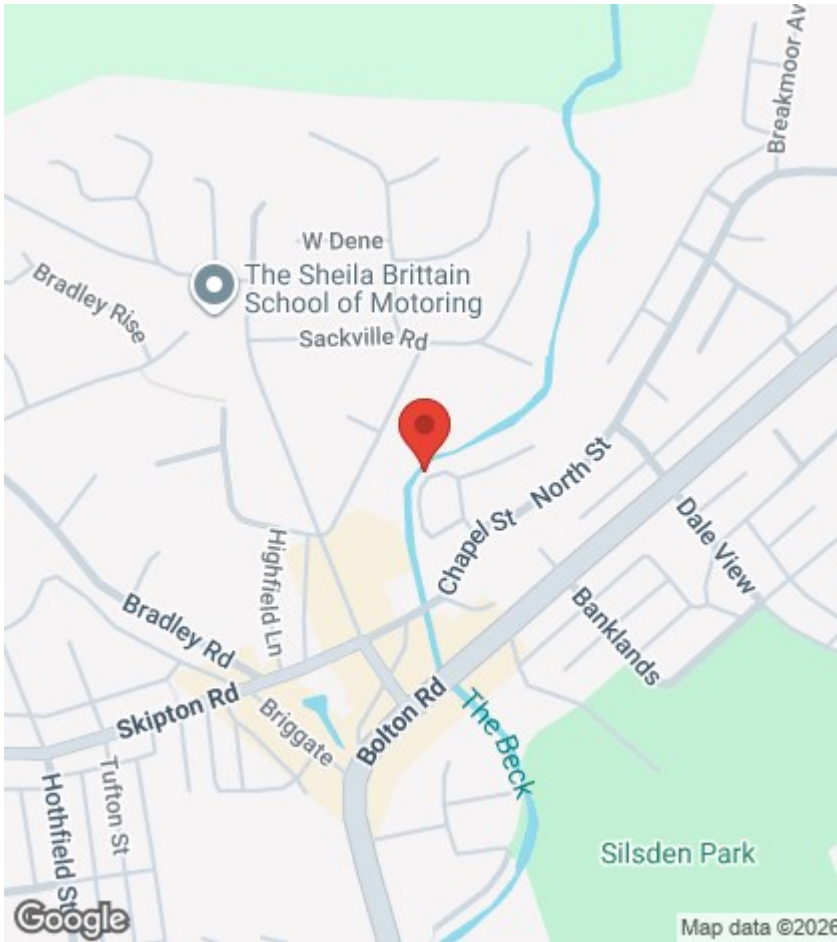
Outside, the property benefits from designated parking and a single garage, conveniently positioned in a neat row to the rear.

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.



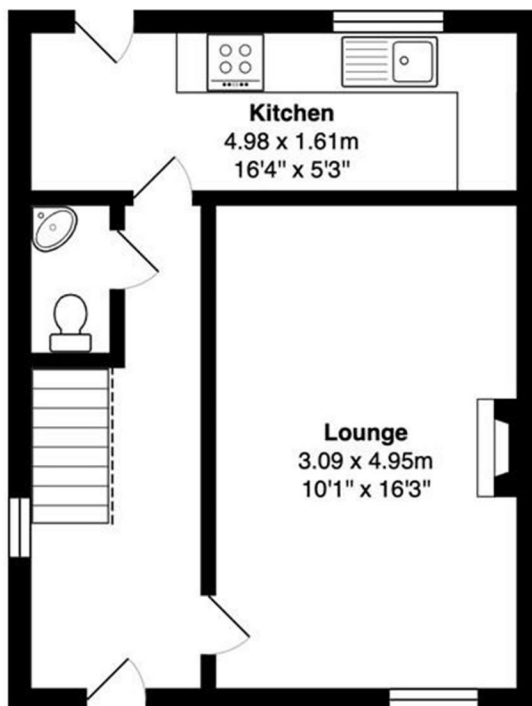
Viewings

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

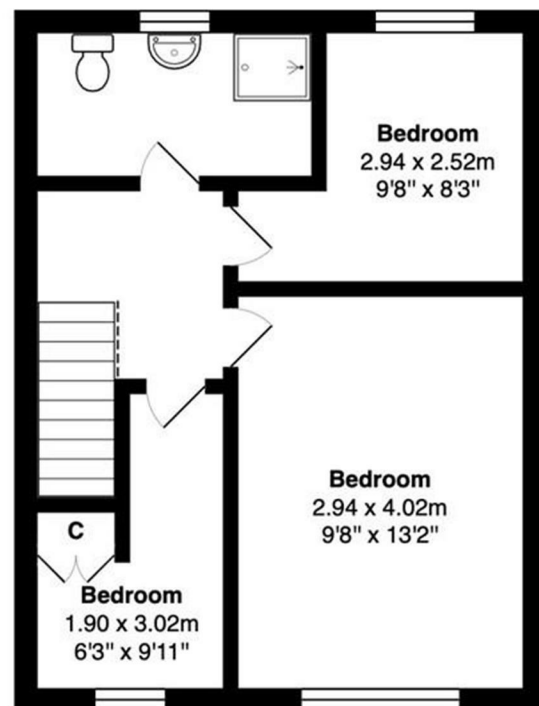
EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 86 |
| (69-80) | C | 72 | |
| (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 | |



Ground Floor



First Floor

Total Area: 67.0 m² ... 721 ft²

All measurements are approximate and for display purposes only