Hamilton Bower
ESTATE AGENT

5 Lesmere Grove, Bradford, BD7 4JY
Offers In The Region Of £170,000

HAMILTON BOWER are pleased to offer FOR SALE this THREE BEDROOM SEMI-DETACHED PROPERTY located in Bradford - BD7. With two reception rooms, recently improved garden to the rear, and multiple off-street parking spaces, we expect this property to be popular with family buyers seeking a home in the area. Internally comprising; entrance hallway, living room, dining room, kitchen, two double bedrooms and a single bedroom, bathroom and recently boarded loft. Externally the property has recently landscaped gardens with astroturf to the rear, and a large driveway to the front. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Living Room

Spacious living room with a bay window to the front of the property.
With a central fireplace and ample room for a large suite as seen.

Dining Room

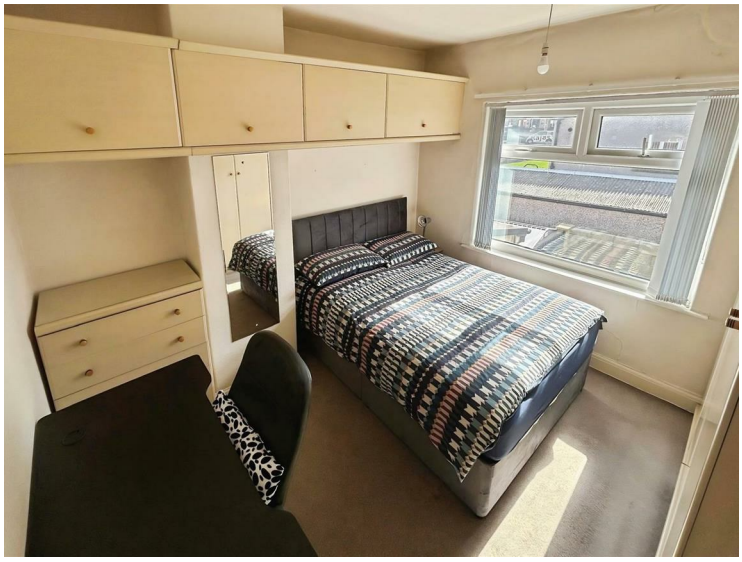
Second reception room, a dining room to the rear of the property.
With a view to the garden and ample room for a dining table with extra seating space.

Kitchen

Cooking kitchen to the rear of the property with external access to the side.
With laminate flooring and a range of matching units with complementary worktops.
Appliances - hob with oven/grill, fridge/freezer, washing machine and sink with drainer.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom with a view to the front of the property.
With fitted wardrobes and cupboards, space for a double bed and desk as seen.

Bedroom

Second bedroom, a further double bedroom with a view to the front of the property.
With fitted alcove wardrobes and draws and space for a double bed with side tables.

Bedroom

Third bedroom, a single room with a view to the front of the property.
Ideal for a child's bedroom or home office.

Bathroom

Tiled house bathroom with matching three-piece suite - bath, wc, wash basin and towel rail.

Loft

Recently boarded loft with hatch and ladder access from the first floor.
Offering ideal storage space and potential conversion (STPC).

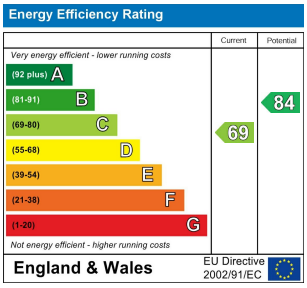
EXTERNAL

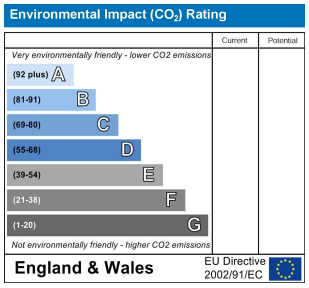
Rear

Recently improved garden to the rear of the property with side access or access from the kitchen.
With a central astroturf lawn, new boundary wall, and store area to the side.

Front

Block paved driveway to the front of the property offering off-street parking for multiple cars.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
84
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC