



**5 Lesmere Grove, Bradford, BD7 4JY  
Offers In The Region Of £178,000**

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



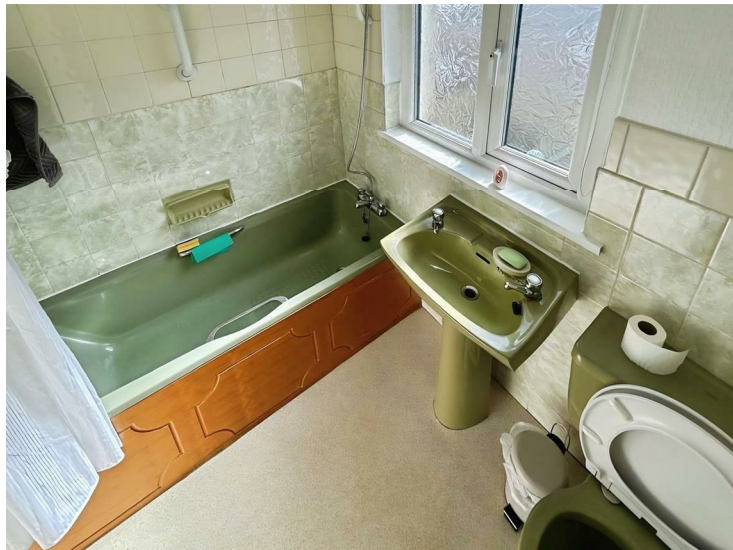
Second bedroom, a further double bedroom with a view to the front of the property. With fitted alcove wardrobes and draws and space for a double bed with side tables.

## 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.

