



5 Lea Court, Bradford, West Yorkshire, BD7 4NG Offers Over £350,000

HAMILTON BOWER are pleased to offer FOR SALE WITH NO CHAIN this well-presented THREE/FOUR BEDROOM DETACHED FAMILY HOME situated in Horton Bank Top, Bradford. Situated within a private development consisting of five detached houses and offering off-street parking, attached garage and a contemporary finish throughout, we expect this property to be popular with families seeking a home in the local area. Internally comprising; Ground floor - Entrance hall, living room, conservatory, kitchen/breakfast room, snug/bedroom. First floor - Master bedroom with en-suite, two further bedrooms, house bathroom and landing accommodating a small office space. The property benefits from gas central heating and double glazing throughout, is fitted with an intruder alarm system and has power and lighting to the garage.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Entrance Hall

6'5 x 11'8 (1.96m x 3.56m)



Entrance hall offering access to the all ground floor rooms and first floor.

Kitchen

18 x 11 (5.49m x 3.35m)



Contemporary kitchen to the rear of the property with a large central island, contemporary wall and base units, laminate worktops and herringbone flooring.

The kitchen is equipped with integrated appliances; dishwasher, washing machine, sink with drainer, oven/grill, hob and wine cooler and finally a pop-up socket from the island.

Offering access to the rear garden and snug/bedroom this kitchen works as the hub of this family home.

Living Room

10'9 x 11'8 (3.28m x 3.56m)



Recently decorated living room with a view to the front and double doors through to the conservatory.

Fitted with a built-in entertainment unit and offering space to accommodate a large three-piece suite.

Conservatory

13'6 x 15'4 (4.11m x 4.67m)



Conservatory to the rear of the property with a great view over the garden.

Offering versatile use as extra living space, child's playroom or home office.

Snug / Bedroom

10'10 x 11'2 (3.30m x 3.40m)



Downstairs occasional room with a view to the front of the property and access through to the kitchen.

Ideal to be used as a extra reception room, dining room or double bedroom.

FIRST FLOOR

Master Bedroom

10'8 x 16'8 (3.25m x 5.08m)

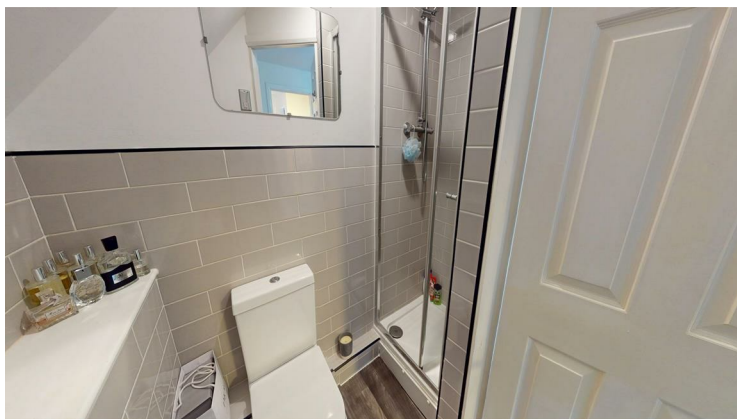


Large master bedroom with a view to the front of the property

and an accompanying en-suite.
The bedroom can accommodate a large bed with side tables and dressing furniture.

En-Suite

4'3 x 6'1 (1.30m x 1.85m)



Modern en-suite with matching white three-piece suite as seen - corner shower, wc, wash basin.

Bedroom

7 x 8'3 (2.13m x 2.51m)



Third first floor bedroom with space for dressing furniture and offering a view to the front.

Bedroom

10'11 x 8'4 (3.33m x 2.54m)



Second first floor bedroom with space to accommodate a large bed and furniture.

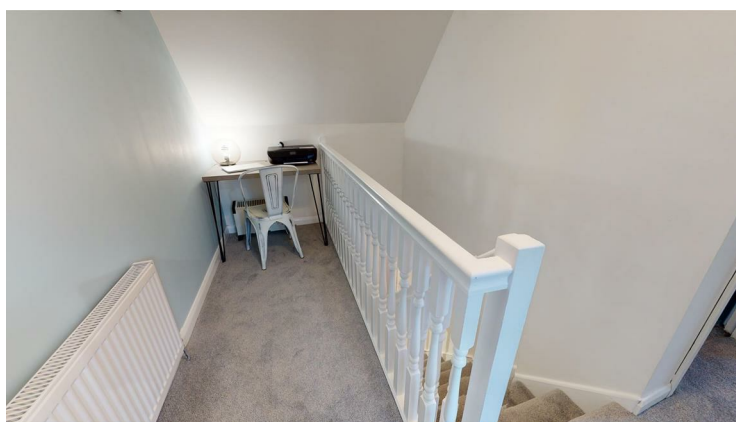
Bathroom

10'4 x 4'9 (3.15m x 1.45m)



Contemporary tiled house bathroom with matching three-piece suite as seen - bath, wc, wash basin and towel rail.

Landing



First floor landing with space to accommodate a small office area as seen.

EXTERNAL



Front Elevation



Front elevation of detached property with central paved path, surrounding gardens to the front and driveway leading to garage to side.

Driveway & Garage

Driveway leading alongside the property to the attached garage.

The drive can accommodate a minimum of two cars depending on size.

Rear Garden



Good-sized garden to the rear with a great view over the neighbouring valley and surrounding shrubs and hedging.

The garden accommodates a raised seating area, greenhouse and a rockery water feature.

