



## 5 Lesmere Grove, Horton Bank Top, Bradford, BD7 4JY

**\*\* NO CHAIN \*\*** Well appointed Semi Detached providing Three Bedroom accommodation. The house is in need of updating in keeping with today's modern standards and we feel is priced accordingly. Situated in this sought after cul de sac location, with gardens and parking. Early viewing is essential. The accommodation comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Three Bedrooms & Bathroom.

£160,000

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## **ENTRANCE HALL**

### **LOUNGE 13'9" x 10'2" (4.2m x 3.1m)**

With bay window

### **DINING ROOM 12'4" x 9'3" max (3.76m x 2.82m max)**

### **KITCHEN 7'5" x 5'8" (2.26m x 1.73m)**

Basic kitchen units, worktops and sink

### **BEDROOM ONE 10'3" x 9'8" (3.12m x 2.95m)**

### **BEDROOM TWO 10'3" x 10'2" (3.12m x 3.1m)**

### **BEDROOM THREE 6'3" x 6' (1.9m x 1.83m)**

## **BATHROOM**

Three piece bathroom suite

## **OUTSIDE**

Cul de sac position, block paved driveway to front and garden to the rear

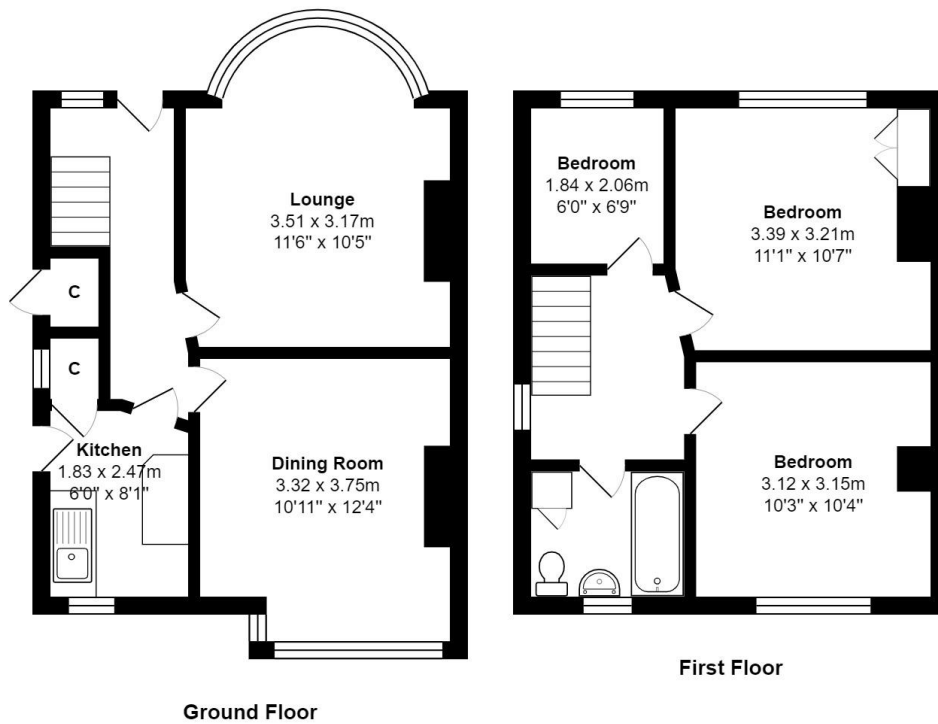
## **FURTHER INFORMATION**

Council Tax - Band B

Tenure - Freehold

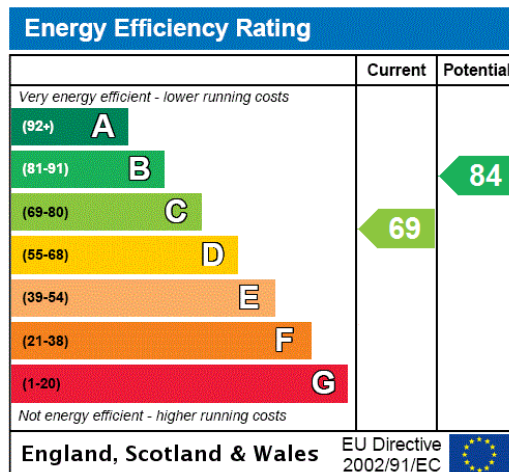
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 72.5 m<sup>2</sup> ... 780 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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