



8 Lesmere Grove, Off Poplar Grove, Bradford, BD7 4JY

**** IDEAL FAMILY HOME ** CUL DE SAC LOCATION ** VIEWING STRONGLY ADVISED **** Step inside this well appointed TRADITIONAL SEMI DETACHED, situated within this increasingly sought after part of BD7 just off Poplar Grove. The property briefly comprises: entrance porch leading through to hallway. Lounge with bay window and log burner stove, good size dining kitchen and patio doors leading to the rear. THREE BEDROOMS to the first floor and family bathroom. Externally, are gardens to the front with off road parking and double gates leading down the side. The rear of the property is an ideal space for entertaining with covered seating area, Astro Turf lawns and patio, Well placed for many amenities, schools and commute.

£185,000

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ENTRANCE PORCH

With power and light

ENTRANCE HALLWAY

Open stairs leading to the first floor and under stair store

LOUNGE 11'4" x 10'6" (3.45m x 3.2m)

With bay window and feature fireplace housing log burner stove

DINING KITCHEN 17'1" x 11'3" max (5.2m x 3.43m max)

Lovely size room with a selection of wall and base units, worktops with splashback and circular sink. Oven hob and extractor, plumbing for washer and space for under counter white goods. Large dining area with patio doors to rear

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 10'11" x 10'8" (3.33m x 3.25m)

BEDROOM TWO 11'1" x 9'8" (3.38m x 2.95m)

BEDROOM THREE 6'11" x 6' (2.1m x 1.83m)

BATHROOM

Three piece suite with shower over panelled bath, sink and W.C

OUTSIDE

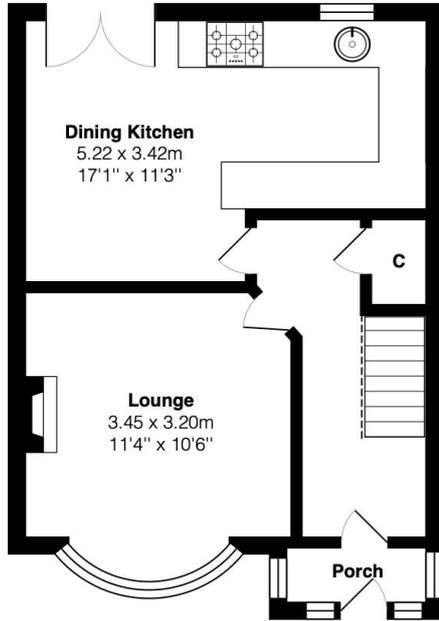
Cul de sac location with gardens to the front with tarmac off road parking which continues down the side of the property. Great gardens to the rear with Astro Turf lawns and large, covered seating area, ideal for family entertaining

BUYER DISCLAIMER

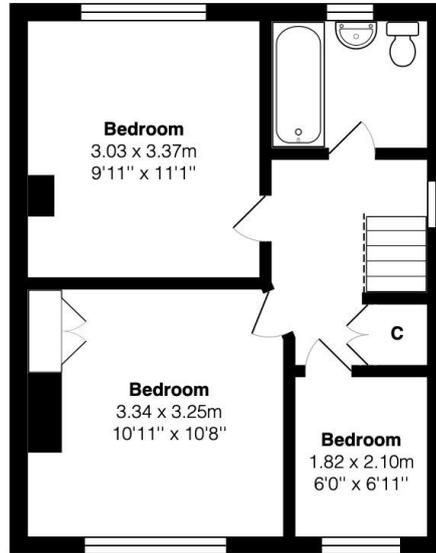
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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.





Ground Floor



First Floor

Total Area: 73.1 m² ... 787 ft²

All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 68 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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