



19 Lesmere Grove, Bradford, BD7 4JY

**** OFFERED WITH NO CHAIN ** LARGE UNDERHOUSE AREA **** Situated within this cul de sac position is this traditional SEMI DETACHED house with lovely far reaching views to the rear. Well presented throughout and offering THREE BEDROOM accommodation, FOUR piece bathroom, lounge and dining kitchen. ADDITIONALLY, the property offers a useful outbuilding which was previously used for childminding and a large under house area which is utilised as a utility room with a vast amount of storage. Well placed for many amenities, schools and have a vast potential to create additional living space. Externally, are pleasant gardens to the front and rear.

£205,000

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ENTRANCE HALL

LOUNGE 10'10" x 12'8" (3.3m x 3.86m)

Feature fireplace

DINING KITCHEN 17'2" x 10'6" (5.23m x 3.2m)

A great space for family entertaining with fitted kitchen, solid wood worktops to include breakfast bar with gas hob and oven. Selection of wall and base units, sink and drainer plus pantry

FIRST FLOOR

Landing area with loft access

LOFT

Access via pull down ladder

BEDROOM ONE 11' x 10'5" (3.35m x 3.18m)

Fitted wardrobes

BEDROOM TWO 10'4" x 11' approx (3.15m x 3.35m approx)

Store cupboard and fantastic views

BEDROOM THREE 8'10" x 5'9" (2.7m x 1.75m)

FAMILY BATHROOM

Bath, corner shower cubicle, sink and W.C

OUTSIDE

Pleasant gardens to the front with off road parking and drive to the side. Pleasant gardens to the rear with outbuilding that was previously used for childminding

LOWER GROUND FLOOR

UTILITY AREA 11'2" x 10'4" (3.4m x 3.15m)

A great use of space with plumbing and electric. Store cupboards and opening through to the additional store

STORE ROOM 12' x 6'7" (3.66m x 2m)

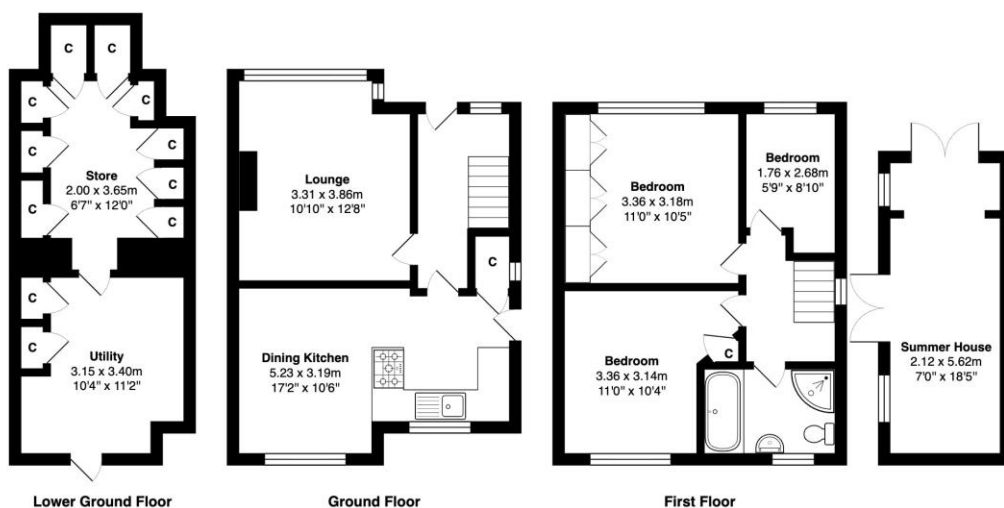
Individual built in store cupboards, power and light

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.





Total Area: 104.1 m² ... 1120 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		