









4 Lindley Drive, Bradford, West Yorkshire, BD7 4JU £148,000

*THREE BEDROOMS*SEMI DETACHED*TWO RECEPTION ROOMS*LARGE REAR GARDEN*POTENTIAL TO EXTEND*

HAMILTON BOWER are pleased to offer FOR SALE this three bedroom semi detached family home in a popular residential location. The property benefits from a good size rear garden which, subject to planning could be used to extend the property. Comprising of entrance porch, hallway, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom. Gardens to both the front and rear with parking for up to five cards. UPVC double glazing, gas central heating and an alarm system.

TO VIEW CONTACT HAMILTON BOWER TODAY!!!

PVC porch.

ENTRANCE

Gas central heating radiator.

LOUNGE

 $14'5" \times 11'9" (4.4 \times 3.6)$





Spacious living area with an abundance of natural light from the front aspect bay window. Gas fire. Gas central heating radiator.

DINING ROOM

 $12'9" \times 8'10" (3.9 \times 2.7)$

Dining room with an abundance of natural light from the rear aspect French doors. Gas central heating radiator.

KITCHEN

 $9'6" \times 8'10" (2.9 \times 2.7)$

Fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit and mixer tap. Plumbing for an automatic washing machine. Gas point. Windows to both the side and rear aspects.

FIRST FLOOR

Landing.

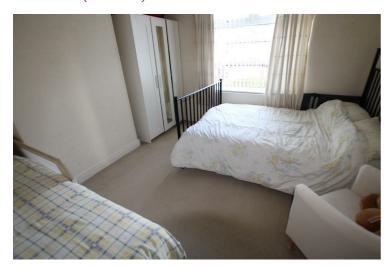
BEDROOM ONE

 $12'2" \times 11'5" (3.72 \times 3.49)$

Good size master bedroom with a window to the front elevation. Gas central heating radiator.

BEDROOM TWO

 $13'0" \times 12'5" (3.97 \times 3.8)$



Spacious double bedroom with a window to the rear elevation. Gas central heating radiator.

BEDROOM THREE

 $7'3" \times 6'8" (2.21 \times 2.04)$

Window to front elevation. Gas central heating radiator.

BATHROOM



Three piece white suite with a W.C, wash basin, bath with shower head over. Frosted window to the rear elevation.

EXTERNAL







Large rear garden ideal for extending the property subject to planning consent. Garden to the front and a long driveway for up to five cars.

				Current	Potential
Very energy efficie	nt - lower run	ning costs			
(92 plus) A					
(81-91)	3				83
(69-80)	C				
(55-68)	D			58	
(39-54)		E			
(21-38)		6	3		
(1-20)			G		
Not energy efficier	t - higher runi	ning costs			

