



**Hazelwood Road, Bradford BD9 6ES**

***welcome to***

**Hazelwood Road, Bradford**

Three bedroom semi-detached home with the potential to extend (subject to relevant planning permission) located in the popular residential location of BD9. Close to local schools and the BRI. Externally the property has turfed gardens to the front and rear. Available with no upper chain!





William H Brown is delighted to offer for sale this three bedroom semi-detached home located in the popular residential location of Heaton, BD9, close to local schools, shops, bus routes and the BRI Hospital.

Internally the accommodation comprises a Ground Floor with Entrance hall, WC, living room and kitchen. The First Floor boasts three bedrooms and a three piece bathroom. Externally the property has turfed gardens to the front and rear. There could be scope to extend into the garden and loft (subject to relevant planning permissions).



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Kitchen

12' 11" x 7' 7" ( 3.94m x 2.31m )

### Livingroom

### Wc

### Bedroom One

9' 11" x 9' 3" ( 3.02m x 2.82m )

### Bedroom Two

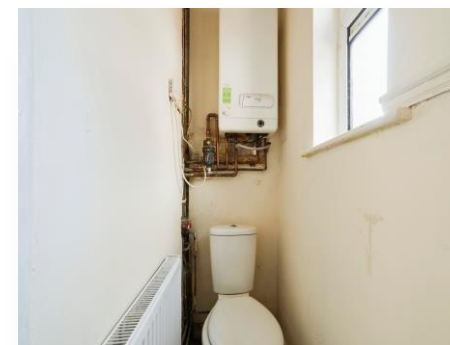
10' 11" x 8' 6" ( 3.33m x 2.59m )

### Bedroom Three

8' x 7' 3" ( 2.44m x 2.21m )

### Bathroom

### External



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welcome to

## Hazelwood Road, Bradford

- Three bedroom semi-detached property
- Located in a popular residential location
- Close to local schools and the BRI
- Larger than average rear garden
- uPVC double glazing & gas central heating

Tenure: Freehold EPC Rating: C

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SHP110501 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01274 531233**



[Shipley@williamhbrown.co.uk](mailto:Shipley@williamhbrown.co.uk)



21 Market Square, SHIPLEY, West Yorkshire,  
BD18 3QB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**