



Hazel Mount, Shipley

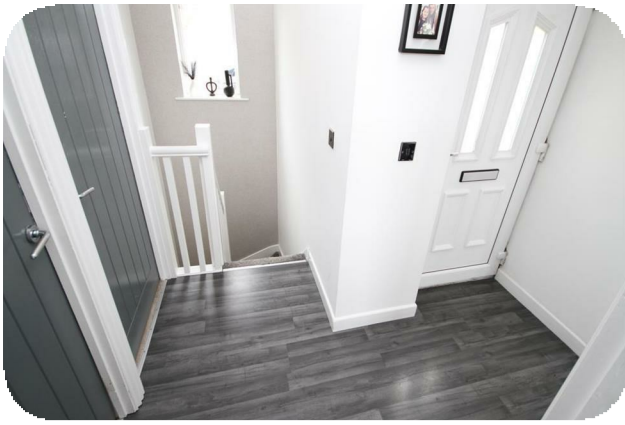
£180,000

- * SPLIT LEVEL SEMI DETACHED BUNGALOW * THREE BEDROOMS * CONSERVATORY *
- * MODERN FIXTURES/FITTINGS * TWO BATH/SHOWER ROOMS * GARDENS & PARKING *
- * REAR VIEWS * SUMMER HOUSE * NO CHAIN *

Providing 'ready to move into' accommodation, is this three bedroom split level semi detached bungalow. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, modern fitted kitchen, two bedrooms and bathroom. To the lower floor there is a lounge, conservatory and the master bedroom with en-suite shower room.

To the outside there are gardens, driveway and a useful summer house.





Entrance Hall

Kitchen

10'3" x 10'3" (3.12m x 3.12m)

White fitted wall and base units incorporating sink unit, oven, hob and extractor hood, tiled splashback, plumbing for auto washer, two double glazed windows.

Bathroom

Modern three piece suite comprising bath, low suite wc, vanity sink unit, radiator and double glazed window.

Bedroom Two

9'7" x 8'11" (2.92m x 2.72m)

Bedroom Three

9'3" x 9'1" (2.82m x 2.77m)

With radiator and double glazed window.

Lower Floor

Master Bedroom

14'2" x 8'11" (4.32m x 2.72m)

With radiator and double glazed window. En-Suite shower room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and extractor fan.

Lounge

17'2" x 10'4" (5.23m x 3.15m)

With radiator and double glazed window.

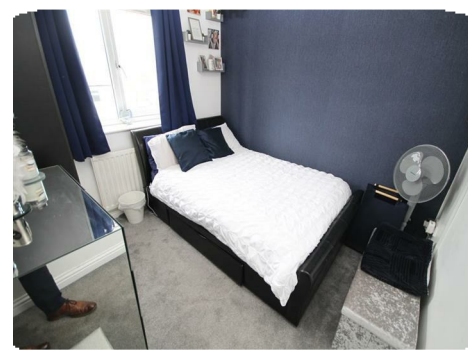
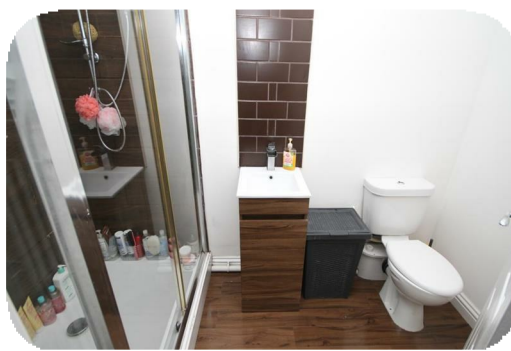
Conservatory

16'2" x 10'3" (4.93m x 3.12m)

With feature fireplace, radiator, French doors to rear garden.

Exterior

To the outside there are gardens, driveway and a useful summer house (11'7" x 9'11") with bar area and power & light.





Directions

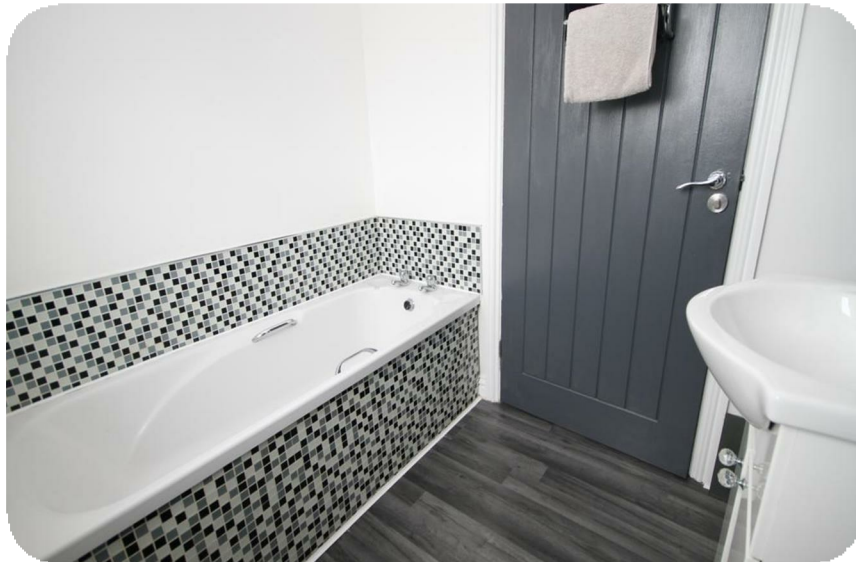
From our office in Idle village proceed straight ahead up the High Street, continue straight onto Westfield Ln, turn right onto Wrose Rd, right onto Carr Ln, left onto Prospect Mount, left onto Hazel Mount and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

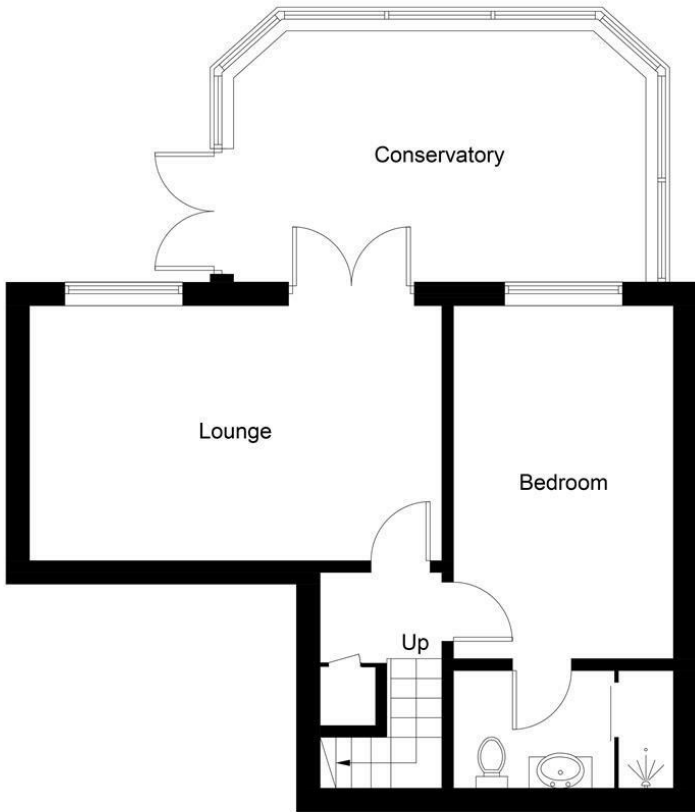
Council Tax Band

B

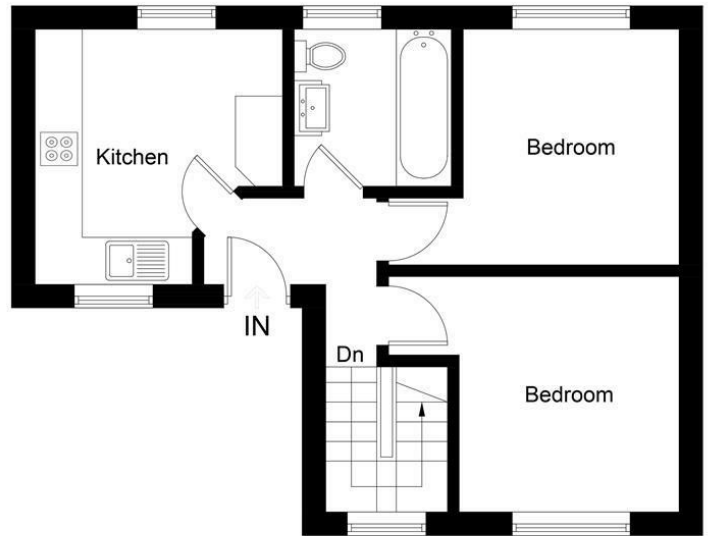


Hazel Mount, BD18

Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft

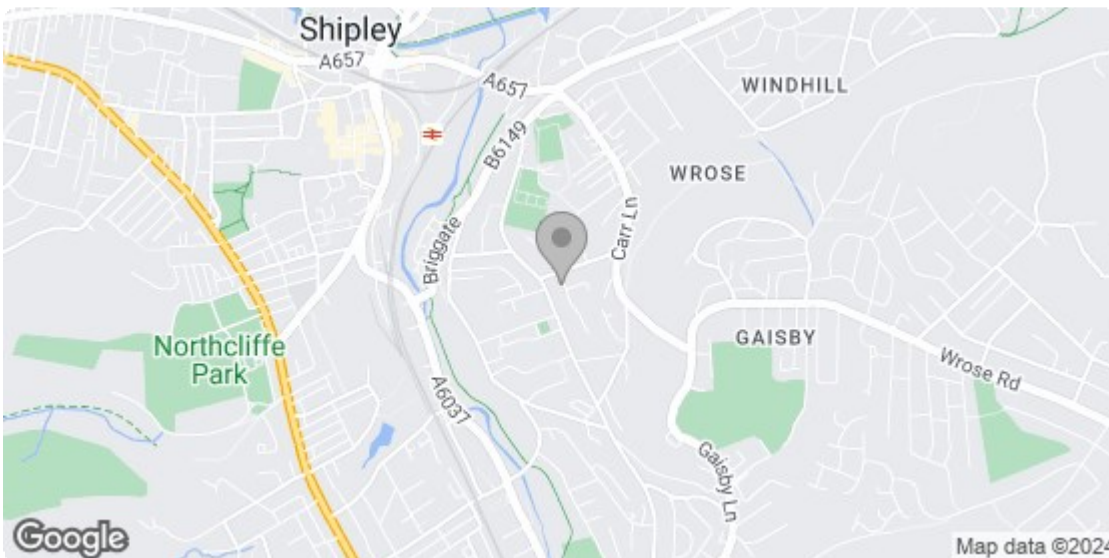


Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1069615)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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