



15 Hazel Fold, Queensbury, Bradford, BD13 2FE

£365,000

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This spacious, four-bedroom detached executive home is located within a modern development and offers immaculately presented, ample family accommodation. The property features two generously sized reception rooms—one currently serving as a games room—and a spacious, high-quality family/dining kitchen. The first floor includes a master bedroom with a dressing area, fitted wardrobes, and an en-suite, along with three additional double bedrooms and a modern four-piece family bathroom.

Externally, the home provides double-width parking at the front and a well-proportioned, enclosed garden at the rear, complete with a garden room. Situated in a pleasant cul-de-sac, the property offers convenient access to a wide range of amenities within Queensbury village.

Energy Rating: C



GROUND FLOOR:

Enter the property through a composite external door into:-

Entrance Hall

With a central heating radiator and staircase rising to the first floor. A set of double doors give access to the lounge.

Lounge

10'4" x 14'6" / 16'9" (3.15m x 4.42m / 5.11m)

A good size reception room, which is fitted with 2 central heating radiators and a uPVC bay window to the front elevation.

Sitting Room/Games Room

15'10" x 9'5" (4.83m x 2.87m)

Another spacious reception room, currently utilised as a games room. Fitted with a central heating radiator, uPVC window to the front elevation, inset ceiling spotlights and a

door which gives access to a storage cupboard which houses the central heating boiler.

Dining Kitchen

19'3" x 10'9" / 14'11" (5.87m x 3.28m / 4.55m)

A generous family open plan dining kitchen. The kitchen area is fitted with a matching range of modern wall and base units, complementary work surfaces, plinth lighting, under cupboard lighting and an inset stainless steel 1.5 bowl sink with side drainer and mixer tap. There is a 5 ring gas hob, electric oven and fitted extractor canopy. There is a uPVC window to the kitchen area and tiled floor which runs throughout to the dining area. To the dining area there are 2 central heating radiators, built-in speaker system and a deep, full height uPVC square bay with doors which open out to the rear garden.

Utility Room

6'9" x 5'6" (2.06m x 1.68m)

Fitted with a work surface, having space and plumbing for a washing machine and tumble dryer. There is a tiled floor, central heating radiator and a composite external door which gives access to the rear garden. A door also provides access to the cloakroom/WC.

Cloakroom/WC

Being part tiled to the walls and tiled to the floor. There is a 2 piece white suite comprising of a low flush WC and wall mounted wash hand basin with extractor fan and central heating radiator.

FIRST FLOOR:

Landing

Having a loft access point, uPVC window to the side, built-in speaker system and central heating radiator.



Master Bedroom

11'0" x 9'9" plus dressing area (3.35m x 2.97m plus dressing area)

A good sized double bedroom which is positioned to the rear of the property. Having a uPVC window, central heating radiator and archway which leads to a dressing area.

Dressing Area

With inset ceiling spotlights and built-in sliding wardrobes. A door from here leads through to the en suite shower room.

En suite Shower Room

Furnished with a 3 piece white suite incorporating low flush WC, pedestal wash hand basin and corner shower unit with thermostatic shower. There are part tiled walls and a fully tiled floor, together with a central heating radiator, extractor, inset ceiling spotlights and a uPVC window.

Bedroom 2

13'1" x 8'11" (3.99m x 2.72m)

A good sized second bedroom which is positioned to the front of the property, with uPVC window and central heating radiator.

Bedroom 3

11'4" x 8'8" (3.45m x 2.64m)

A third double bedroom which has a central heating radiator and a uPVC double glazed window the front.

Bedroom 4

11'0" x 8'9" (3.35m x 2.67m)

A fourth double bedroom, positioned to the rear of the property. Fitted with a uPVC window and central heating radiator.

Bathroom

Furnished with a 4 piece white suite comprising of a low flush WC, pedestal wash hand basin, shower cubicle with thermostatic mixer shower and a panelled bath. There are inset ceiling spotlights, extractor fan, central heating radiator, uPVC window, part tiled walls and fully tiled floor.

OUTSIDE:

To the front of the property there is a double width driveway, a gate leads to a footpath which leads to the rear garden. To the rear there is an enclosed garden, timber fencing, stone paved patio seating area, level lawn and garden room.

Garden Room

8'8" x 7'8" (2.64m x 2.34m)

Fitted with double glazing, power/light and wood effect laminate floor.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via Boothtown Road (A647) and continue along Queensbury Road towards Queensbury and after passing the convenience store on the right, immediately after the bend turn right on to Hill End Lane. Continue straight ahead at the mini roundabout into Hazel Hurst Road and continue straight ahead into Hazel Fold. Follow Hazel Fold round to the right and then first left hand turn into the cul-de-sac where No.15 can be found on the left.

TENURE:

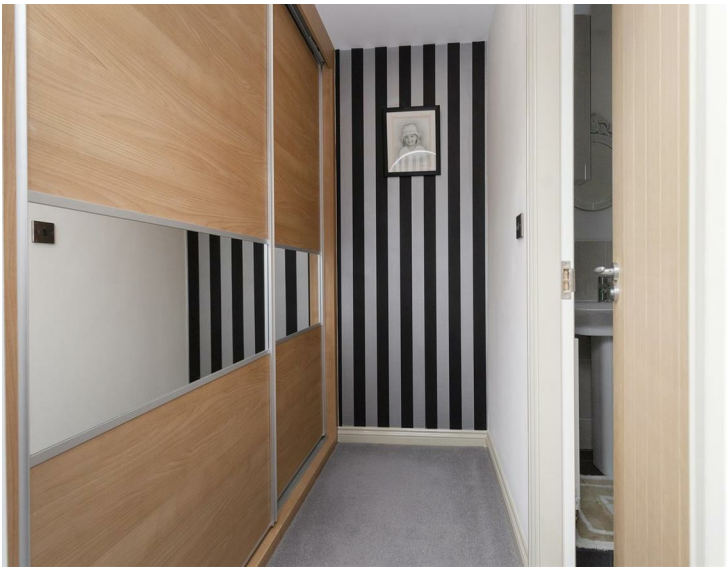
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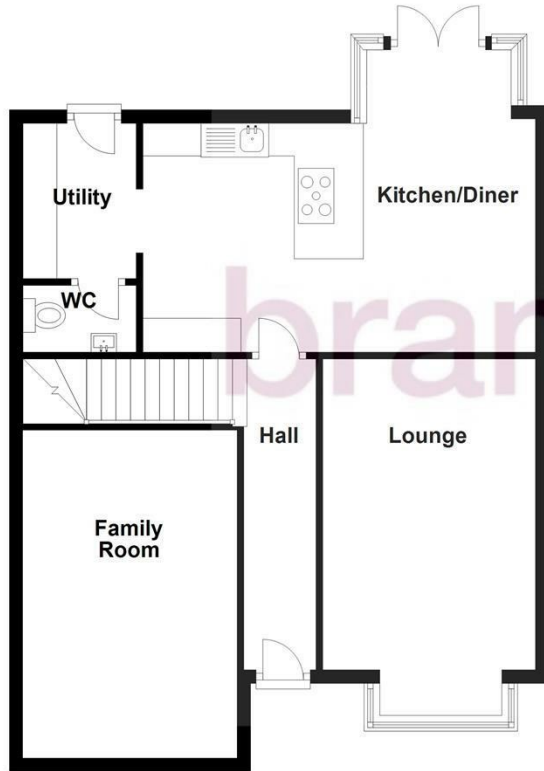
COUNCIL TAX BAND:
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MORTGAGES:
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

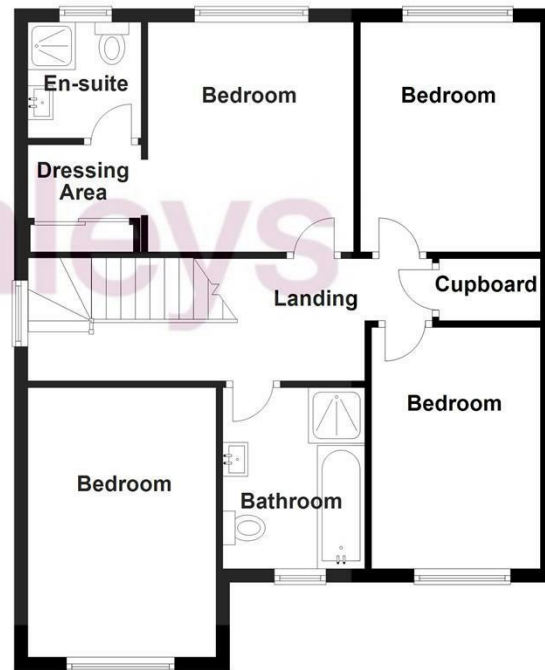
ONLINE CONVEYANCING SERVICES:
Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	79	
(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	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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