



**Hazelhurst Road, Bradford BD9 6BJ**

**holroyds**

***welcome to***

**Hazelhurst Road, Bradford**

Situated in a convenient location close to local amenities, schools and public transport links, this well presented three bedroom detached family home offers generous and versatile accommodation arranged over two floors. An excellent opportunity for buyers seeking a home ready to move into.



Entering the ground floor, you are welcomed into an entrance hallway which provides access to the main living accommodation, a useful understairs storage cupboard and a downstairs WC.

The spacious living room features a bay window to the front elevation, allowing plenty of natural light to fill the room, whilst a gas fire with surround provides an attractive focal point. Double doors open into the dining room, which offers ample space for a dining table and chairs, creating an ideal setting for family meals and entertaining. Further double doors lead into the conservatory, providing an additional versatile reception space with doors opening out onto the rear garden.

Completing the ground floor is the kitchen, fitted with a range of wall and base units, space and plumbing for a washing machine, alongside integrated appliances including a fridge freezer, oven, hob and extractor fan.

To the first floor are three bedrooms and the house bathroom. The generous principal bedroom benefits from its own en suite shower room, whilst the remaining bedrooms offer flexibility to suit a variety of family needs. The house bathroom comprises a three piece suite, including a shower over the bath, with further useful built-in storage available from the landing.

## Externally

## Agent Note



***view this property online*** [holroydsestateagents.co.uk/Property/BNG103545](https://holroydsestateagents.co.uk/Property/BNG103545)



**welcome to**

## **Hazelhurst Road, Bradford**

- Three Bedroom Detached Home
- Generous Accommodation Over Two Floors
- Conservatory
- Principal Bedroom with Ensuite
- Downstairs WC

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £270,000



Please note the marker reflects the postcode not the actual property

**view this property online** [holroydsestateagents.co.uk/Property/BNG103545](https://holroydsestateagents.co.uk/Property/BNG103545)



Property Ref:  
BNG103545 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Holroydtrading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

**holroyds**



**01274 566837**



[bingley@holroydsestateagents.co.uk](mailto:bingley@holroydsestateagents.co.uk)



146 Main Street, BINGLEY, West Yorkshire,  
BD16 2HL



**[holroydsestateagents.co.uk](https://holroydsestateagents.co.uk)**