



9 Hazelhurst Road, Queensbury, Bradford, BD13 2LT

£140,000

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Situated in the popular residential area of Queensbury, this three-bedroom property offers an excellent opportunity for buyers looking to create a home tailored to their own taste. Conveniently located within easy reach of local schools, shops, and amenities, and just a short drive to the M606, this home is ideal for families and commuters alike. Requiring modernisation throughout, it presents fantastic scope to add value and personalise.



Ground Floor

Upon entering the property, you are welcomed into an entrance hallway providing access to the lounge and first-floor landing.

The lounge is a generously sized family living space, offering ample room for multiple sofa arrangements. Featuring a gas fire as a focal point, there is also space for a coffee table and media unit. Additional built-in storage enhances practicality, while a front-facing window allows for plenty of natural light.

To the rear, the galley-style kitchen overlooks the garden and provides space for modern integrated appliances. There is also room to accommodate a dining table and chairs, making it a functional family area. An under-stair storage cupboard offers further integrated storage solutions.

First Floor

The first-floor landing leads to three bedrooms and the house bathroom. Two of the bedrooms are well-proportioned and can comfortably accommodate double beds, while the third bedroom is suitable for a single bed, home office, or nursery.

The house bathroom comprises a three-piece suite, including a bath with shower over, wash hand basin, toilet, and a heated towel rail.

Exterior

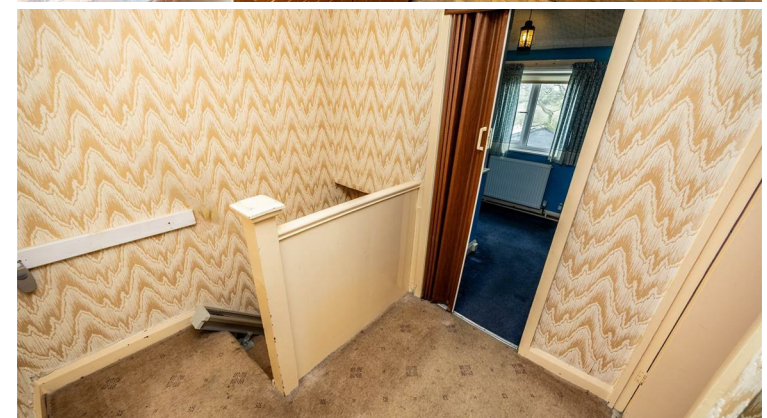
Externally, the property benefits from both front and rear gardens, providing space for outdoor seating and family use. The gardens offer great potential for landscaping and outdoor entertaining. A shed is also included, ideal for additional storage.

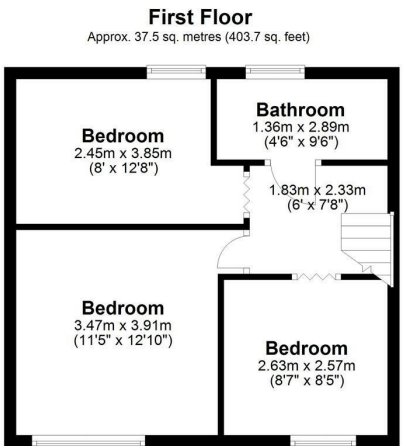
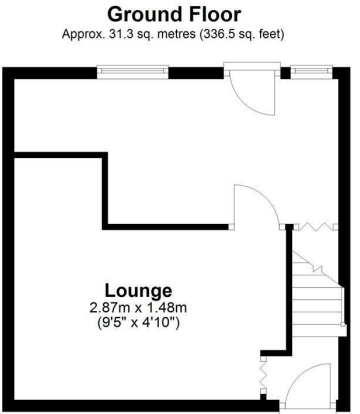
Summary

This is a fantastic opportunity to acquire a spacious home in a desirable location, with the added benefit of putting your own stamp on the property. Early viewing is highly recommended to fully appreciate the potential on offer.

Agent Notes.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. 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 quoted for guidance only as are floor plans 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 the purpose.





Total area: approx. 68.8 sq. metres (740.2 sq. feet)

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.