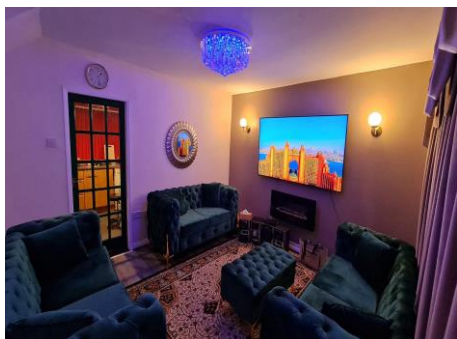




Hazelwood Road, Bradford, BD9

Your Choice Estate Agents are pleased to offer this beautifully presented and modernised three-bedroom semi-detached family home, ideally located in the highly sought-after area of Bradford, West Yorkshire. This contemporary property boasts an impressive array of features including two conservatories/sunrooms, a private driveway with a dropped curb, stylish metal railing gates, and a beautifully landscaped rear garden. Situated within walking distance to local amenities, schools, and the golf club, this home is perfect for families, first-time buyers, or investors. Viewing highly recommended.

Asking Price
£229,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



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Property Features:

Three Bedrooms

Two Conservatories/Sunrooms

Modern Kitchen & Separate WC

Detached Garage Converted to Office/Utility – Ideal for Home Business or Beauty Room

Front and Rear Gardens

Private Driveway with Planning for Dropped Kerb

Secure Metal Railing Gate

Ground Floor:

Sun Room / Entrance Porch

Welcoming entrance leading into the main reception lounge, ideal for coat and shoe storage or a peaceful sitting area.

Reception Room (13'8" x 11'4")

Spacious lounge area with a bay window, feature fireplace with gas fire, central heating radiator, and ample room for family living and dining.

Kitchen/Breakfast Room (16'3" x 7'1")

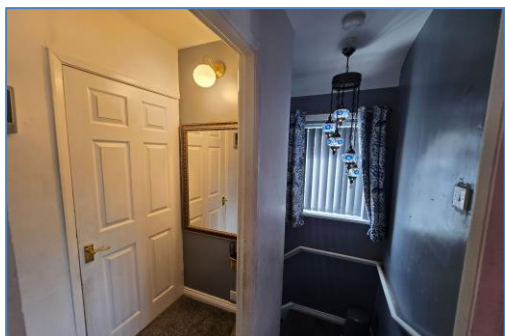
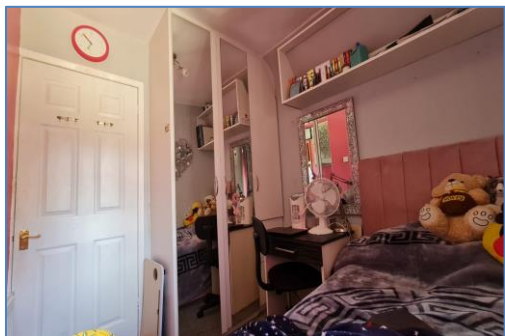
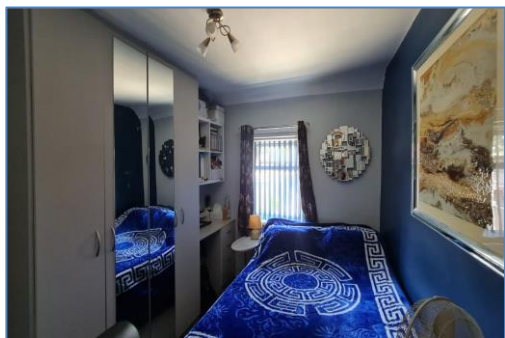
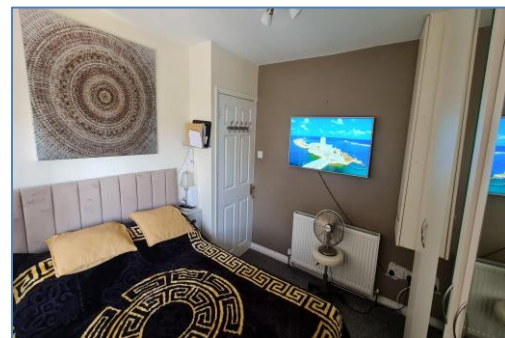
Modern and fully fitted with a range of wall and base units, complementary worktops, ceramic sink with mixer tap, gas cooker point, and plumbing for a washing machine. Access to both conservatories and rear garden.

Separate WC

Convenient low flush WC on the ground floor.

Conservatories x 2

A rare feature: two conservatories/sunrooms – one adjoining the kitchen for additional dining or relaxation space, and another offering access to the garden.



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First Floor:

Landing

Provides access to all three bedrooms and the family bathroom.

Bedroom One (10'0" x 9'0")

Double bedroom with radiator, carpeted flooring, and rear-facing window.

Bedroom Two (10'0" x 9'5")

Double bedroom with front-facing window, radiator, and carpeted flooring.

Bedroom Three (8'11" x 6'3")

Single bedroom with laminate flooring and central heating radiator – ideal for a child's room or office.

Family Bathroom (7'3" x 5'3")

Tiled bathroom with three-piece suite including bath with shower over, wash basin, and WC.

Exterior:

Front Garden & Driveway (24'7" x 19'6")

Well-maintained front garden with paved driveway for two cars, secure stylish metal railing gates, and planning permission for dropped curb access.

Rear Garden (44'1" x 19'6")

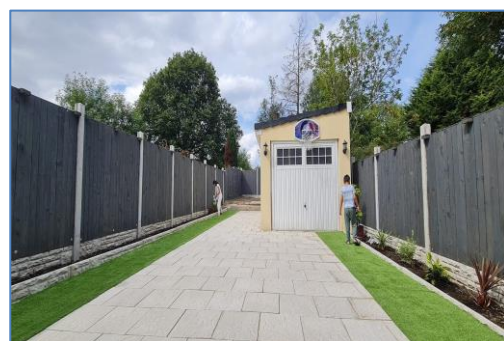
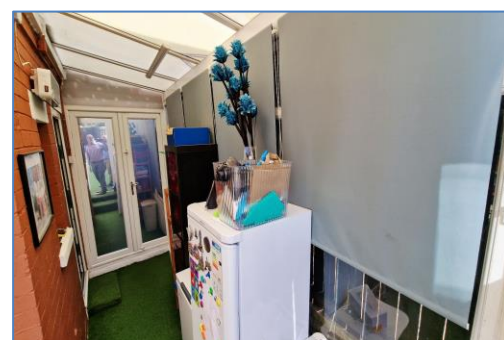
Generously sized and beautifully landscaped garden perfect for outdoor entertaining and family use.

Detached Office/Garage Conversion

An 8'11" x 6'0" office and 8'11" x 6'8" utility room at the rear – ideal for working from home, a salon/beauty room, or extra storage.

Location:

Situated in a quiet residential street in BD8, the property is close to excellent schools, local shops, transport links, and recreational facilities including the nearby golf club.



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