



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



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.

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")

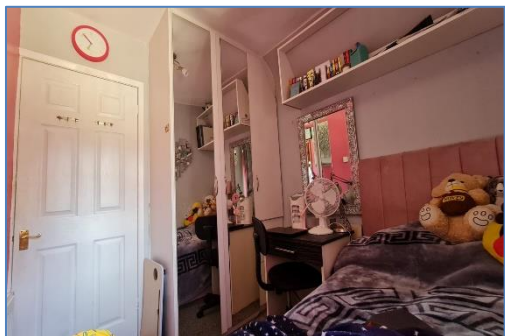
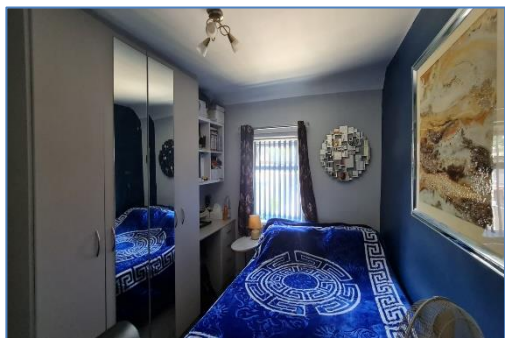
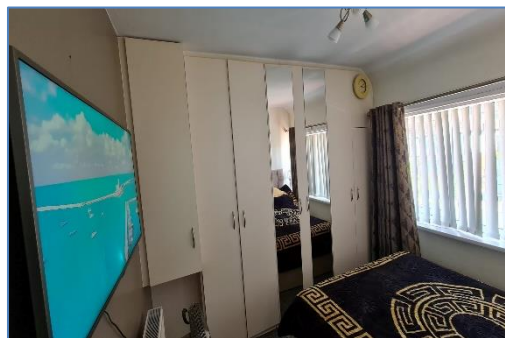
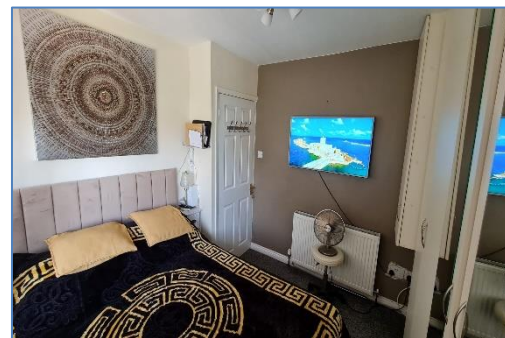
Modern and fully fitted with a range of wall and base units, complementary worktops, ceramic sink with mixer tap, gas cooker point, and plumbing for a washing machine. Access to both conservatories and rear garden.

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.



Your Choice Estate Agents

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



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.

Viewing Arrangements:

Viewings strictly by appointment only.

Please contact Your Choice Estate Agents on 01274 493333

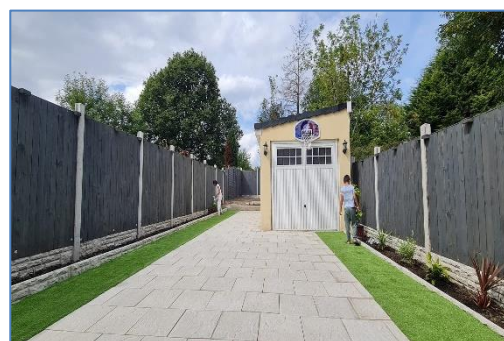
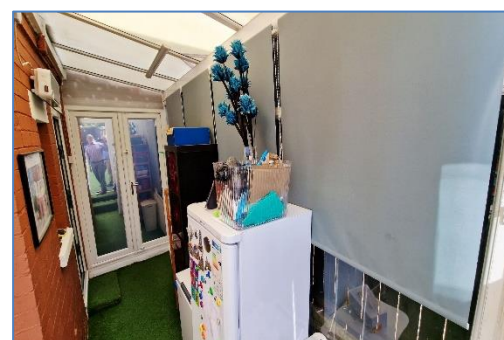
Email: info@ycea.co.uk

Office Address:

Your Choice Estate Agents

86 Toller Lane, Bradford, BD8 9DA

On 01274 493333 or via email on info@ycea.co.uk.



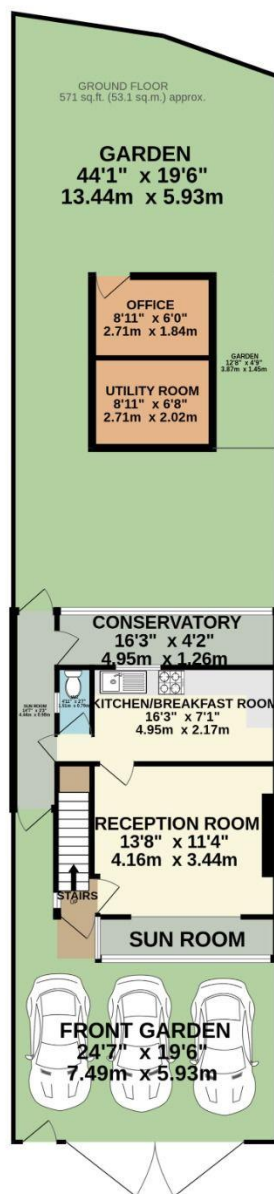
Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA

Tel: 01274 493333 Email: info@ycea.co.uk

Website: www.ycea.co.uk



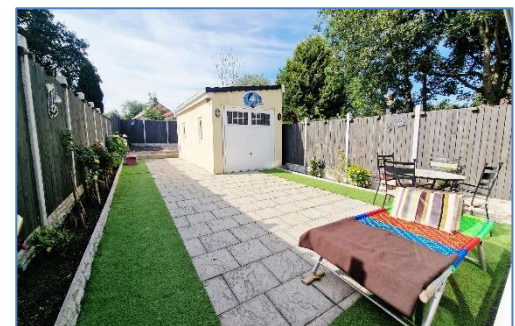


1ST FLOOR
299 sq. ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property, please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: [\\$WEBSITE\\$](http://$WEBSITE$)

