



10 Lower Hazelhurst, Queensbury, Bradford, West Yorkshire, BD13 2LP Price Guide £200,000

BREATHTAKING VIEWSTWO BEDROOM COTTAGE***LARGE GARDENS***IN NEED OF MODERNISATION***

GUIDE PRICE £200,000-£210,000

LOCATION LOCATION LOCATION. Set off the beaten track is this two bedroom end cottage with simply stunning panoramic far reaching views. The property does require modernisation and improvement. Comprising of entrance, spacious lounge with picture window, kitchen and a conservatory to the ground floor. Two bedrooms and a bathroom to the first floor. Externally the property consists of two parking bays a large front garden and a good size plot of land to the rear.

TO VIEW THIS PROPERTY CONTACT HAMILTON BOWER TODAY!!!

ENTRANCE

LOUNGE

16'4" x 13'9" (5 x 4.2)



Spacious and light living area with a bay fronted picture window with stunning viewings. Gas fire. Windows to front and side aspects.

KITCHEN

11'7" x 6'4" (3.54 x 1.939)



A range of fitted wall and base units with a contrasting work surface incorporating a stainless steel sink unit. Plumbing for an automatic washing machine. Window to rear aspect.

CONSERVATORY

13'5" x 6'6" (4.1 x 2)



FIRST FLOOR

Landing.

BEDROOM ONE

17'2" x 9'10" (5.247 x 3)



A simply stunning space with extending views from two large picture windows to the front elevation.

BEDROOM TWO

11'1" x 6'6" (3.4 x 2)



Window to side elevation.

BATHROOM



A double shower, W.C and wash basin. Frosted window to the rear elevation.

EXTERNAL



Panoramic views front this tucked away cottage. Two off road parking bays are to the side of the property. Large plot of land to the rear of the property. Good size front garden.

