



**Hazelhurst Road, Queensbury,**  
**Asking Price £100,000**

\* MID TOWN HOUSE \* THREE BEDROOMS \* CLOSE TO AMENITIES \* CONSERVATORY \*  
\* GARDENS FRONT AND REAR \* NO ONWARD CHAIN \*

Situated in the popular location of Queensbury is this three bedroom mid townhouse property.

Ideally placed for Queensbury Village which offers local amenities, shops and a choice of schools close by. The property would make an ideal purchase for a number of buyers and benefits from gas central heating, double glazing and gardens.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, conservatory, three first floor bedrooms and house bathroom.

To the outside there are gardens to front and rear.

Viewing highly recommended to appreciate what the property has to offer.



### Entrance Vestibule

With radiator.

### Lounge

14'11" x 11' (4.55m x 3.35m)

With living flame gas fire, radiator.

### Kitchen

17'11" x 7'11" (5.46m x 2.41m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, radiator and understairs storage.

### Conservatory

8'10" x 7'11" (2.69m x 2.41m)

With upvc door to rear.

### First Floor

#### Bedroom One

12'4" x 11'10" (3.76m x 3.61m)

With radiator and farmland views.

#### Bedroom Two

11'8" x 6'9" (3.56m x 2.06m)

With radiator.

#### Bedroom Three

8'3" x 8'1" (2.51m x 2.46m)

With radiator.

### Bathroom

Comprising panelled bath, low suite wc, pedestal wash basin and radiator.

### Exterior

Too the outside there are gardens to both front and rear.

### Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, after 0.6 miles turn left onto Hill End Ln, turn right onto Hazel Hurst Rd and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

A



### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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