



## Hazelhurst Road, Daisy Hill

£295,000

\* DETACHED HOUSE \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* MODERN KITCHEN \*  
\* TWO BATH/SHOWER ROOMS \* POPULAR LOCATION \* CLOSE TO AMENITIES \* GARDEN \*  
\* DRIVE \* GARAGE \*

This modern three bedroom detached home offers stylish living in a highly convenient location, just moments from local amenities, shops, well-regarded schools and the BRI Hospital.

Designed with contemporary family life in mind, the property provides generous space, clean modern finishes and a layout ideal for a young or growing family. Inside, you'll find a sleek, modern kitchen with ample storage and workspace, a beautifully presented family bathroom, and the added benefit of a separate shower room—perfect for busy mornings.

The bright and airy living spaces create a welcoming atmosphere, while the three well-proportioned bedrooms offer comfort and flexibility for family life, guests or home working. With its combination of modern style, practical features and a superbly convenient setting, this property represents an excellent opportunity for buyers seeking a move-in-ready family home close to everything they need.





### Entrance Hall

With radiator.

### Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

### Lounge

14'9" x 11'2" (4.50m x 3.40m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

### Kitchen

13' x 8' (3.96m x 2.44m)

Modern fitted kitchen having range of wall and base units incorporating sink unit, oven, hob, extractor hood, plumbing for auto washer, integrated fridge/freezer, double glazed window and radiator.

### Dining Room

9'9" x 9'6" (2.97m x 2.90m)

With radiator and French door.

### Conservatory

10'2" x 11'3" (3.10m x 3.43m)

With radiator and upvc door to rear.

### First Floor

With double glazed window and useful storage cupboard.

### Bedroom One

12'2" x 14'2" (3.71m x 4.32m)

With radiator and double glazed window. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator and double glazed window.

### Bedroom Three

8'4" x 7'7" (2.54m x 2.31m)

With radiator and double glazed window.

### Bedroom Two

10'1" x 8'5" (3.07m x 2.57m)

With radiator and double glazed window.





### **Bathroom**

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### **Exterior**

To the outside there is a driveway and garage, together with a patio and lawned garden to the rear.

### **Directions**

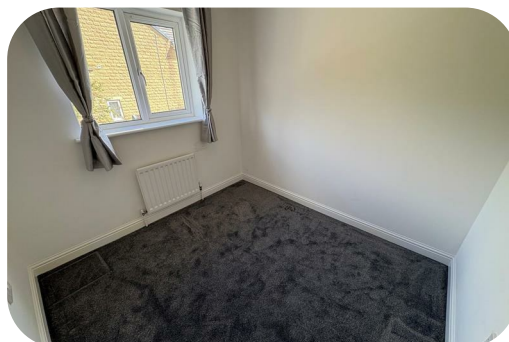
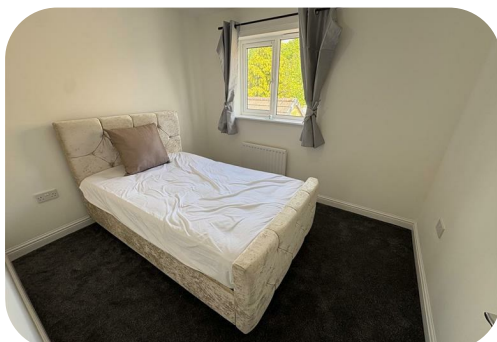
From our office on Queensbury High Street head towards Gothic St, left onto Albert Rd, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout turn right onto Thornton Rd, at the roundabout take the 2nd exit and stay on Thornton Rd, turn left onto Rhodesway, go through the roundabout, turn right onto Allerton Rd, at the roundabout continue straight onto Pearson Ln, left onto Hazelhurst Rd.

### **TENURE**

FREEHOLD

### **Council Tax Band**

D / Bradford

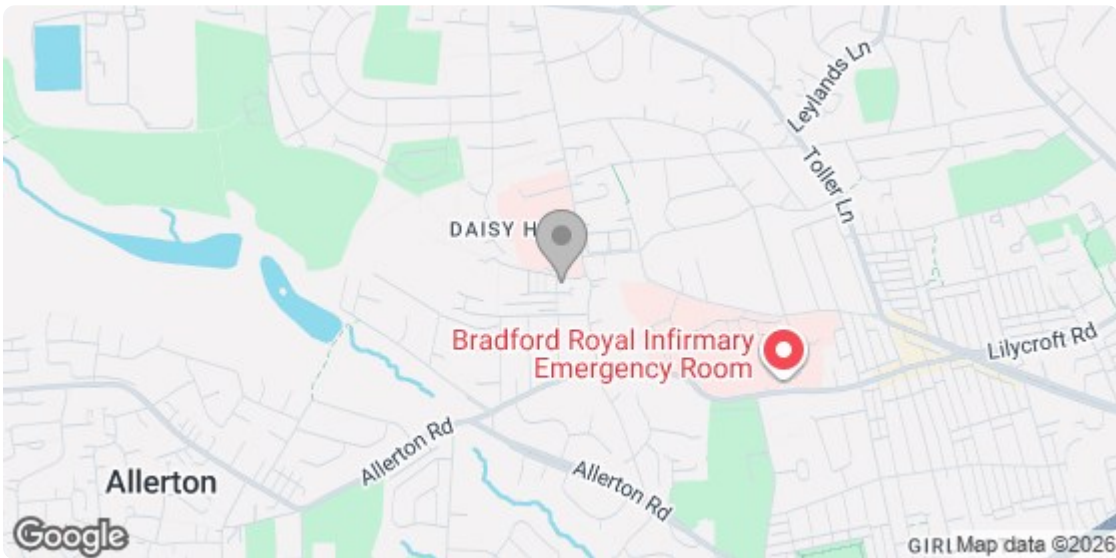


# Hazelhurst Road, BD9

Approximate Gross Internal Area = 103.5 sq m / 1114 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304892)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. 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 for guidance only, as are floorplans 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 purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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