



Hazelton Close, Wrose,

£150,000

* MODERN SEMI DETACHED * TWO BEDROOMS * NO ONWARD CHAIN *

* POPULAR DEVELOPMENT * ENCLOSED GARDEN * GREAT STARTER HOME *

A fantastic opportunity for a first time buyer or downsizer to purchase this modern two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining kitchen, cloakroom/wc, two double bedrooms and a house bathroom with white suite.

To the outside there are enclosed garden.

Viewing is highly recommended.



Entrance

Lounge

14'6" x 11'9" (4.42m x 3.58m)

With bay window and radiator.



Dining Kitchen

14'6" x 7'3" (4.42m x 2.21m)

Beech-wood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, plumbing for dishwasher, part tiled walls and radiator.

Cloakroom/WC

With low suite wc, hand basin, heated towel rail.



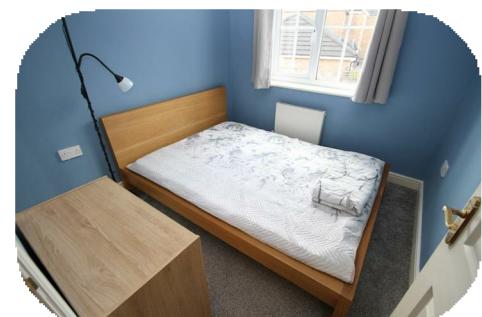
First Floor Landing

With store cupboard and radiator.

Bedroom One

13'5" x 8'5" (4.09m x 2.57m)

With radiator.



Bedroom Two

8'5" x 8'1" (2.57m x 2.46m)

With radiator and store cupboard.

Bathroom

Modern white three piece suite, part tiled walls and heated towel rail.



Exterior

To the outside there is an enclosed paved and artificially grassed garden.



Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout and upon reaching the Five Lane Ends roundabout take the fourth exit onto Wrose Road, proceed straight ahead at the junction with Kings Road and shortly after take the left onto Livingstone Rd, turn right onto Bolton Hall Rd, continue onto Brookwater Dr, turn right to stay on Brookwater Dr, left onto Bescot Way, turn right onto Hazelton Close and the property will shortly be seen displayed via our For Sale board.

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

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

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensestates.co.uk
website www.sugdensestates.co.uk