



## Hazlehurst Brow, Bradford, BD9

### \*\*3-Bedroom Large End Terrace House on Hazlehurst Brow, Bradford, BD9\*\*

Your Choice is delighted to present this newly built, spacious 3-bedroom end terrace house, offering modern living across three floors. Located in the sought-after area of Daisy Hill, this stone-built home combines style and practicality, perfect for a growing family. The ground floor welcomes you with a generous living room and a convenient 2-piece WC. On the first floor, you'll find a bright dining kitchen featuring a fully fitted U-shaped design, complete with an inset cooker, large American-style fridge, and laminate underflooring. The same floor hosts the master bedroom, equipped with a modern en-suite shower room. The second floor includes two more double bedrooms and a fully fitted family bathroom. With high-quality fixtures and fittings throughout, this property is ideal for families seeking comfort and space. Internal viewing is highly recommended to truly appreciate the home's quality and modern design.

**Asking Price**  
**£275,000**

### Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA  
Tel: 01274 493333 Email: [info@ycea.co.uk](mailto:info@ycea.co.uk)  
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**ENTRANCE**

Providing access to the entrance hall.

**ENTRANCE HALL**

Delightful entrance hall with stairs leading to the first floor landing area, central heating radiator, doors to the living rooms.

**W.C. (Front Elevation)**

Having a vanity wash basin with mixer tap over and low flush WC, tiled walls and floor, contemporary style central heating radiator.

**LIVING ROOM ONE (Front Elevation)**

Spacious lounge/living room with the focal point of the room is the contemporary gas fire with wooden surround. there is a window to the front elevation.

**FIRST FLOOR LANDING**

**KITCHEN DINER (Rear Elevation)**

fully fitted Maple kitchen/diner an extensive range of fitted base and wall units with work surfaces. splash back tiling, sink and drainer with mixer tap over, stainless steel cooker and contemporary round extractor above. microwave, oven, grill, American style fridge freezer, double glazed window overlooking the rear garden. Here there a central heating radiator and feature tiled wall with fully working laminate floor floor. Having a window to the rear elevation, double doors to the rear garden.

**MASTER BEDROOM (Front Elevation)**

Having a range of fitted wardrobes, window to the front elevation, central heating radiator and door to the en suite shower room.

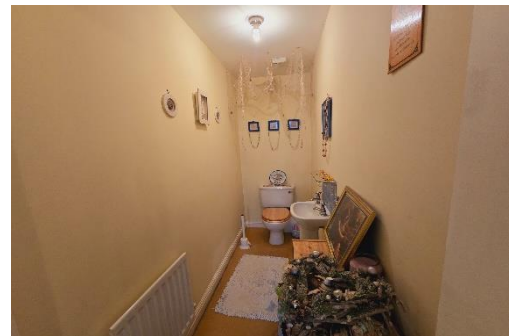
**EN-SUITE SHOWER ROOM (Front Elevation)**

Having a three piece suite comprising of a double shower cubicle with waterfall shower head, circular vanity wash basin with contemporary style tap, low flush WC, tiled walls and floor and window to the front elevation.

**SECOND FLOOR LANDING AREA**

**BEDROOM TWO (Rear Elevation)**

Double bedroom having a window to the rear elevation and central heating radiator. over looking in to North of Bradford Like Shipley, Baildon, central heating radiator over looking on the rear garden.



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### HOUSE BATHROOM (Rear Elevation)

Having a white three-piece suite comprising of a bath with contemporary style mixer tap and shower attachment, glass shower screen, round sink with feature tap set above and storage below, low flush WC. Chrome towel radiator, tiled walls and floor and window to the rear elevation.

### BEDROOM THREE (Front Elevation)

Having a range of white wardrobes, window to the front elevation over looking in to south of Bradford Like Thornton/ Clayton, central heating radiator over looking on the front garden.

### OUTSIDE

The the front garden it has a beautiful stairs leading to the main entrance area with remainder of original split in half for garden leading to the side of the property. To the rear of the property the fully paved and landscaped lawn garden leading to the area provides ample off-street parking with Stone build single garage.

### EPC RATING C

<https://find-energy-certificate.service.gov.uk/energy-certificate/9328-5039-7209-2358-5964>

### UNTILITIES & SERVICES

Gas, Electric, Water and Drainage are all in good working order.

### Council Tax Band C

Council Tax amounts for 2024-25  
£1,805.00

### Viewing Arrangements

Strictly by prior telephone appointments with Your Choice estate agents.

Opening hours Monday to Thursday 09.00am -05.30pm  
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday 10.00am -04.00pm

### Are you thinking of selling or even letting your property!

Call us today on 01274 493333 for a FREE VALUATION without obligation

### NO SALE OR LET – NO CHARGE

For more details or to make an appointment please contact the above office at your earliest convenience.

### Other Services

Your Choice Estates Agents, Sales, Lettings and Property Management offers other services such arranging mortgagees conveyancing and property repairs. We introduce this service and may receive a referral fee from a recommended services from the services providers.

### Consumer's Trust

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. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.



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