

## Hazel Walk, Bradford, BD9

Your Choice Estate Agents are pleased to offer this well-presented and deceptively spacious three-bedroom modern bungalow for sale, ideally located in the highly sought-after Daisy Hill area of Bradford, BD9. This attractive and versatile property boasts generous living accommodation and is ideally suited to growing families or those seeking single-level living without compromising on space. It is set within a quiet residential area and benefits from front and rear gardens, off-street parking, and excellent local amenities. Viewing is highly recommended to truly appreciate the size, layout, and high-quality finish this wonderful home has to offer.

**Asking Price**  
**£360,000**

### 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)  
Website: [www.yourchoiceonline.co.uk](http://www.yourchoiceonline.co.uk)





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#### Accommodation Overview:

The property features a stylish open-plan kitchen and dining area that flows effortlessly into a large dual reception room, offering a spacious and bright living environment with direct access to the rear garden—ideal for entertaining or family gatherings.

There are four bedrooms in total—three doubles and one single—providing flexible use for bedrooms, home offices or hobby spaces. The home also includes two modern bathrooms and a separate guest WC.

Ample storage is provided through a generous loft, cellar, and a useful outhouse.

#### External Features:

Well-maintained front and rear gardens

Off-street parking

Quiet, residential setting

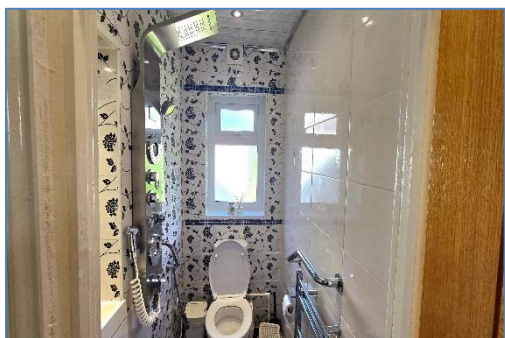
Spacious plot with potential for further development (STPP)

#### Location Highlights:

Situated in one of BD9's most desirable residential pockets, this property benefits from close proximity to Chellow Dean.

Bradford Royal Infirmary, well-regarded primary and secondary schools, and a range of local shops, cafes, and transport links.

It's also a short drive from Bradford city centre and major routes to Leeds and beyond.



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#### Nearby Points of Interest:

Bradford City Centre: approx. 2.5 miles  
Bradford Royal Infirmary: approx. 0.6 miles  
West Bradford Golf Club: approx. 0.8 miles  
Chellow Dean: approx. 0.9 miles  
Leeds Bradford Airport: approx. 9.3 miles  
Leeds: approx. 11.9 miles  
Manchester: approx. 39.9 miles

#### Floor Plan

Planning reference are attached as pictures

**TENURE: FREEHOLD**

**COUNCIL TAX BAND D**

Annual Price: £2,246

**EPC RATING D**

<https://find-energy-certificate.service.gov.uk/energy-certificate/9558-0009-6219-5134-7980>

#### Need More Information?

For further information or to speak to Khalid Mahmood,  
please call 01274 493333. or email us on [info@ycea.co.uk](mailto:info@ycea.co.uk)

#### VIEWING ARRANGEMENTS

Strictly by prior telephone appointments with Your Choice estate agents.

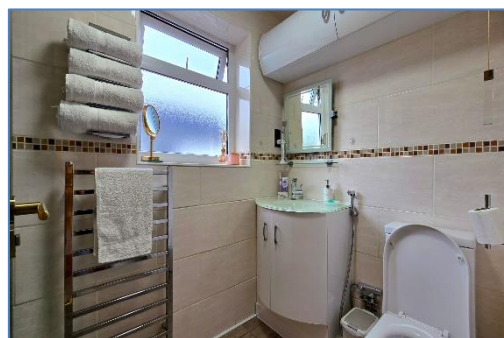
Opening hours Monday to Thursday 09.00am -05.30pm  
Friday 09.00am -01.00pm and .03.00pm-05.00pm Saturday  
10.00am -04.00pm

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.



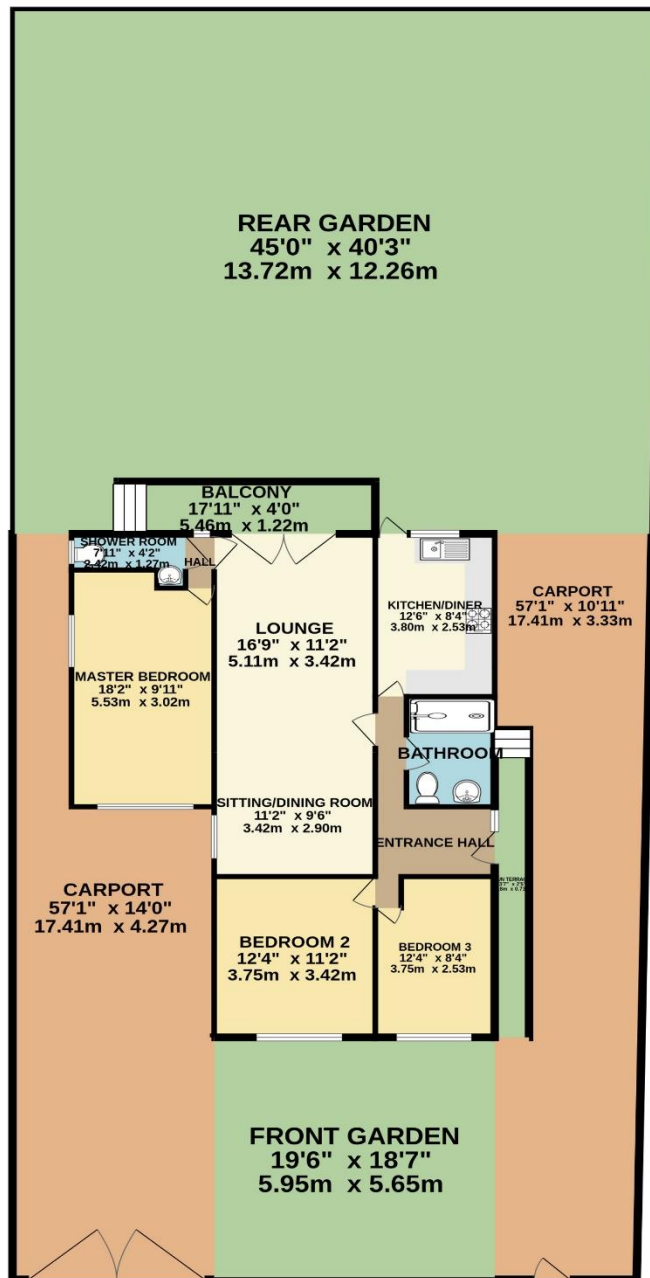
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GROUND FLOOR  
2091 sq.ft. (194.3 sq.m.) approx.



TOTAL FLOOR AREA : 2091 sq.ft. (194.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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