



Guide Price £125,000

- Mid terraced family home
- Open kitchen diner
- Gardens to front and rear
- Popular residential location
- No onwards chain

76 Hazelhurst Brow, Bradford, West Yorkshire, BD9 6AQ

A superb opportunity to purchase a three bedroom mid terraced home with gardens to front and rear delightfully situated within a popular residential location and sold with no onwards chain.

77 Bingley Road, Saltaire, Shipley, West
Yorkshire, BD18 4SB

Tel: 01274 581794

Email: saltire@dacres.co.uk

dacres.co.uk   



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Bradford 2 miles, Skipton 13 miles, Leeds 13 miles (all distances approximate)

General remarks

Delightfully situated within a popular residential location is a three bedroom terrace in low maintenance gardens to front and rear. The property offers attractive living over two floors and has

the expected modern trappings of gas central heating and double glazing throughout. An internal inspection is fully recommended to appreciate the deceptive size and fantastic views that the property offers

The accommodation comprises a living room with bay to the front, kitchen diner with access to the rear garden and under stair storage, and utility porch to rear all to the ground floor. The first floor has three bedrooms, two double rooms and a good sized single, and the house bathroom. Externally the property is approached up stone steps with two levelled patio areas. At the rear the property has a low maintenance mainly paved garden with access to a rear alleyway. The property sits close to Chellow Dene Reservoir and Lady Hill park..

The property is situated in the Daisy Hill area of Heaton and is to be found a little to the North of the centre of Bradford, close to Lister Park and the Cartwright Hall Art Gallery and readily accessible to the city's central amenities and the adjoining town of Shipley. Heaton has a range of shops, schools and local sports clubs and is also the official home of the Bishop of Bradford. For those who need to travel 'metro' rail stations can be joined at Shipley and Frizinghall and from there are frequent services throughout the day into the centre of Bradford and with connections also to Leeds, Skipton and Ilkley.

Directions

From the Bradford Royal Infirmary proceed along Duckworth Lane in the direction of Allerton which becomes Pearson Lane and after a short distance take a right turn up Daisy Hill Lane. Turn left on to Hazelhurst Brow and the property will be on the right hand side.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council
- Council Tax Band is currently B

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- On street parking.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	47 D	77 C
39-54	E		
21-38	F		
1-20	G		

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. An Energy Performance Certificate is available on request. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. Buyers should consider an independent check of all aspects of the property. 8. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.

Contact us



01274 581794



saltaire@dacres.co.uk