



## **Hazelhurst Brow Farm, Malvern Road, Chellow Dene, Bradford, BD9 6AR**

Stone built period detached residence – 2,700 square feet – Four generous bedrooms with clear potential for more – two spacious reception rooms – 20ft kitchen - separate study/snug and utility room – two bath/shower rooms – drive and double garage - Charm, character and kerb appeal in abundance – ample mature gardens, less tended in recent years due to ill health – Long distance views - within walking distance of popular reservoir and woodland walks – handy for BRI. Contact Robert Watts to arrange YOUR VIEWING today.

**£500,000**

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# Hazelhurst Brow Farm, Malvern Road, Chellow Dene, Bradford, BD9 6AR

## **COUNCIL TAX Bradford**

Band F

## **TENURE Freehold**

## **ENTRANCE PORCH** Open to hallway

## **HALLWAY** Good size hall with under stairs storage, impressive oak staircase - Guest WC off

## **RECEPTION ROOM 1 28'8" x 15' (8.74m x 4.57m)**

With four windows, clear potential to divide this room into two separate rooms

## **RECEPTION ROOM 2 16'4" x 16'2" (4.98m x 4.93m)**

Providing access to study / snug

## **STUDY / SNUG 11'9" x 10'6" (3.58m x 3.2m)**

## **KITCHEN DINER 20'8" x 10'9" (6.3m x 3.28m)**

Selection of wall and base units, work tops, sink unit - built in oven, separate hob and extractor

## **UTILITY ROOM 10'9" x 9'9" (3.28m x 2.97m)**

## **LANDING** A truly spacious landing, potential here with some remodelling to create an additional bedroom

## **BEDROOM 1 19'2" x 16'3" (5.84m x 4.95m)**

With two windows

## **BEDROOM 2 16'6" x 14'9" (5.03m x 4.5m)**

With two windows - access to loft space

## **BEDROOM 3 16'1" x 9'9" (4.9m x 2.97m)**

## **BEDROOM 4 10'8" x 9'8" (3.25m x 2.95m)**

## **BATHROOM 14'2" x 10'8" (4.32m x 3.25m)**

Three piece suite

## **SHOWER ROOM 9'9" x 5'9" (2.97m x 1.75m)**

Shower cubicle, wash basin and WC

## **OUTSIDE** Drive, double garage - ample mature gardens to all sides

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |