



81 Hazelcroft, Bradford, West Yorkshire, BD2 3TH

In need of some updating.... Here we have a DETACHED property currently providing THREE BEDROOM accommodation with a good sized KITCHEN DINER. Of likely appeal to a variety of buyers, especially those looking to make their own mark and add value. There's a new boiler here (Sept 24) so that's one job less! Handy for local amenities including Lidl, Starbucks and the Co-op and much more in and around Eccleshill, Five Lane Ends and Greengates. Contact Robert Watts to arrange YOUR VIEWING today.

£180,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

PORCH Leads to entrance hall

LIVING ROOM 14'5" max x 14'9" (4.4m max x 4.5m)

KITCHEN DINER 14'4" x 10'3" (4.37m x 3.12m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

LANDING Access to loft space - useful closet housing boiler

BEDROOM 1 12'5" x 8'2" (3.78m x 2.5m)

BEDROOM 2 13'3" x 8'2" (4.04m x 2.5m)

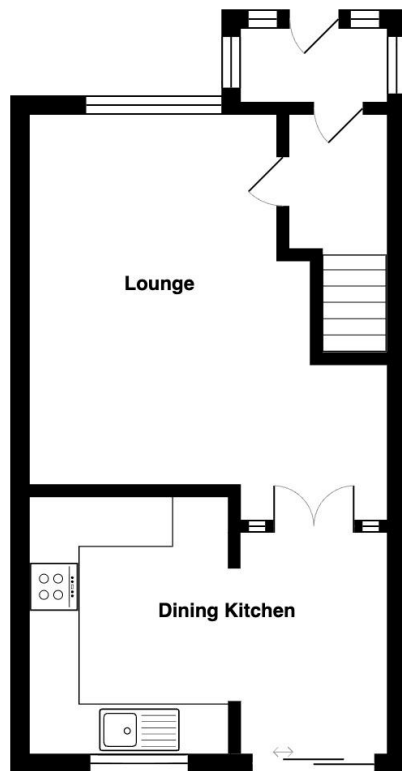
BEDROOM 3 8' x 5'8" (2.44m x 1.73m)

BATHROOM Three piece suite

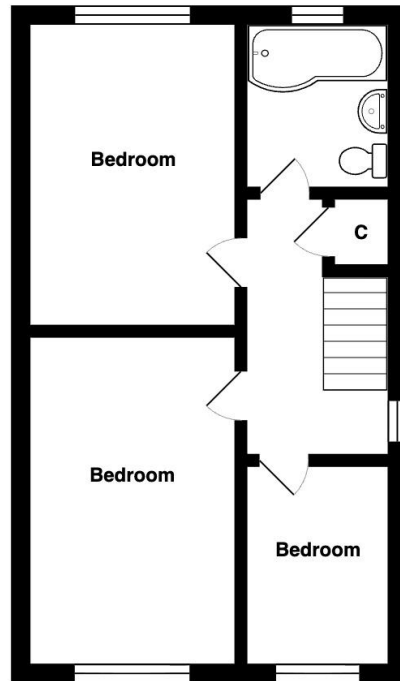
OUTSIDE Garden and parking to front, split level garden to rear

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.





Ground Floor



First Floor

Total Area: 71.2 m² ... 767 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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