



19 Hazeldene, Queensbury, Bradford, BD13 2BB

Auction Guide £120,000

- FOR SALE BY MODERN METHOD OF AUCTION
- RESERVATION FEE APPLICABLE - T's & C's APPLY
- SUBJECT TO AN UNDISCLOSED RESERVE FEE
- VIEW, BID, BUY!
- CLOSE TO LOCAL SCHOOLS
- TWO BEDROOM SEMI DETACHED
- GAS CH & HARDWOOD DG
- TWO RECEPTION ROOMS
- CUL-DE-SAC LOCATION
- THE MODERN METHOD OF AUCTION

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**** FOR SALE BY MODERN METHOD OF AUCTION ** TWO BEDROOM SEMI DETACHED ** TWO RECEPTION ROOMS ** GARDENS, GARAGE & DRIVEWAY **** Bronte Estates are please to list for sale this traditional semi detached just off Deanstones Lane in Queensbury. Although the property would benefit from some updating, it has been well maintained and could be moved straight into. There may be potential to extend the property to the side STPP as neighbouring properties have done. We are expecting a high demand, please ring to book your viewing without delay on 01274 884040.



Council Tax Band: B



Auctioneers Comments

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Entrance Hall

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

Lounge

14;1 x 13'0

Bay window to the front elevation, central heating radiator and a living flame gas fire with a marble surround.

Dining Room

11'7 x 11'4

Cannon gas fire, fitted cupboards and display cabinets, window to the rear elevation and a central heating radiator.

Kitchen

8'5 x 6'8

Fitted with a range of base and wall cabinets

with laminate work surfaces and splashback tiling. Integrated fridge-freezer, electric oven, microwave, induction hob and an extractor over. Window to the rear elevation, exterior door to the side and a central heating radiator.

First Floor

Landing area with access to the loft space and a window to the side elevation.

Bedroom One

13'0 x 11'4

Wall-to-wall fitted wardrobes with cupboards above, central heating radiator and a window to the front elevation. Door to a store room with a window to the front and housing the central heating boiler.

Bedroom Two

9'9 x 9'5

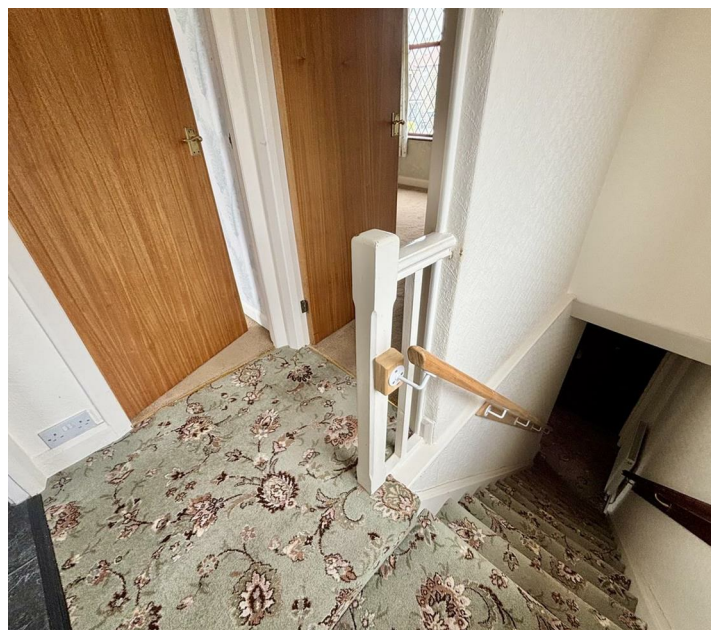
Wall-to-wall fitted wardrobes with sliding doors, window to the rear elevation with lovely open views and a central heating radiator.

Bathroom

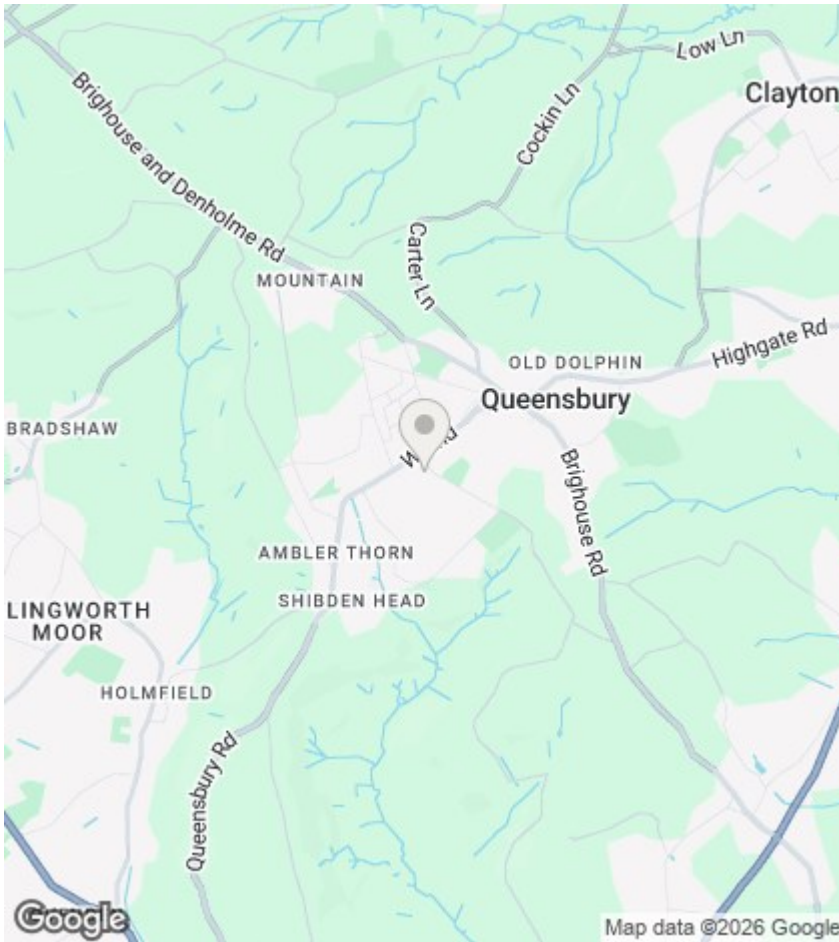
A fully tiled bathroom with a corner shower and glass sliding doors, low-suite WC and a washbasin with storage below. Window to the rear elevation, tiled floor and a central heating radiator.

External

To the front of the property is a block-paved driveway providing off-road parking and a garden area with paving, gravel, mature shrubs and a stone wall boundary. The block paving leads down the side of the house to the rear. Also to the side of the house is a detached single garage. The rear garden is mainly paved with gravel areas, matures shrubs and trees.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 