



Moving is easy with...

**LINLEY &
SIMPSON**



HAZEL BECK, BINGLEY, BD16 1LZ

An attractive traditionally styled semi detached house featuring generously proportioned accommodation, ideal for a growing family. There is a large rear garden, garage, car port and extremely useful **LOFT ROOM**.

NO ONWARD CHAIN

Asking Price £249,995

We are pleased to offer an attractive traditionally styled semi detached house enjoying a sought after location at the head of a cul-de-sac, close to open countryside. The property is perfect for a growing family and briefly comprises: Hall with potential for a cloaks/wc, lounge with sliding doors leading to a dining room, conservatory, kitchen and utility/side porch on the ground floor together with three generous bedrooms and a re-fitted house bathroom to the first floor. There is a fixed staircase to the second floor LOFT ROOM which provides excellent storage space and potential as a FOURTH BEDROOM, subject to necessary approval. Outside, there are gardens to front and rear being of an excellent size to the rear, together with a greenhouse, shed, single garage and car port. The property is offered for sale with **NO ONWARD CHAIN**.

There are excellent amenities in the area including shops, schools, nature walks and transport services. The bypass affords quick access to Keighley and Skipton and the train station is available providing regular services to both Bradford and Leeds. An early viewing of this property is recommended in order to avoid disappointment!

GROUND FLOOR

RECEPTION HALL

Delft rack, central heating radiator, potential for conversion to a WC (subject to approval).

LOUNGE 14'0" x 12'6" (4.27m x 3.81m)

uPVC bow window to front elevation, Yorkshire stone fireplace with coal effect gas fire, coving to ceiling, three wall light points, central heating radiator and sliding doors to:

DINING ROOM 14'9" x 11'0" (4.50m x 3.35m minimum)

Patio door to rear elevation, coal effect gas fire, serving hatch to kitchen, central heating radiator and patio window leads into the conservatory.

CONSERVATORY 9'0" x 8'9" (2.74m x 2.67m)

Double glazed windows, two central heating radiators and further patio window providing access into the garden.

KITCHEN 11'9" x 8'6" (3.58m x 2.59m)

Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit, built-in double oven with 5 ring gas burner and extractor hood. Space for fridge and dishwasher, pantry cupboard, double glazed window to rear elevation and door to: **UTILITY/SIDE PORCH 11'0" x 5'0" (3.35m x 1.52m)** With space for washing machine and space for tumble dryer and space for freezer. Two doors one to the front and one to the rear.

FIRST FLOOR

LANDING

uPVC window to side elevation, staircase leads to a LARGE LOFT ROOM.

BEDROOM ONE 16'9" x 11'0" (5.10m x 3.35m)

uPVC bow window to front elevation with pleasant views, fitted wardrobes, dressing table and central heating radiator.

BEDROOM TWO 12'0" x 11'0" (3.66m x 3.35m)

uPVC window to rear elevation overlooking the rear garden, laminate flooring and central heating radiator.

BEDROOM THREE 8'9" x 8'0" (2.67m x 2.44m maximum)

A good sized bedroom with uPVC window to front elevation, built-in overhead cupboard, storage cupboard and central heating radiator.

STYLISH BATHROOM

Fitted with a modern suite comprising a panelled bath with shower over having dual heads, screen to side, low suite wc, bidet, wash hand basin, cupboard housing the boiler.

SECOND FLOOR

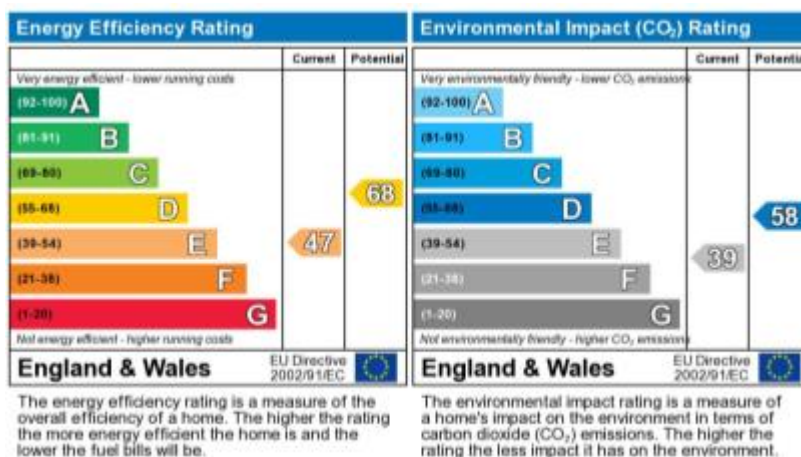
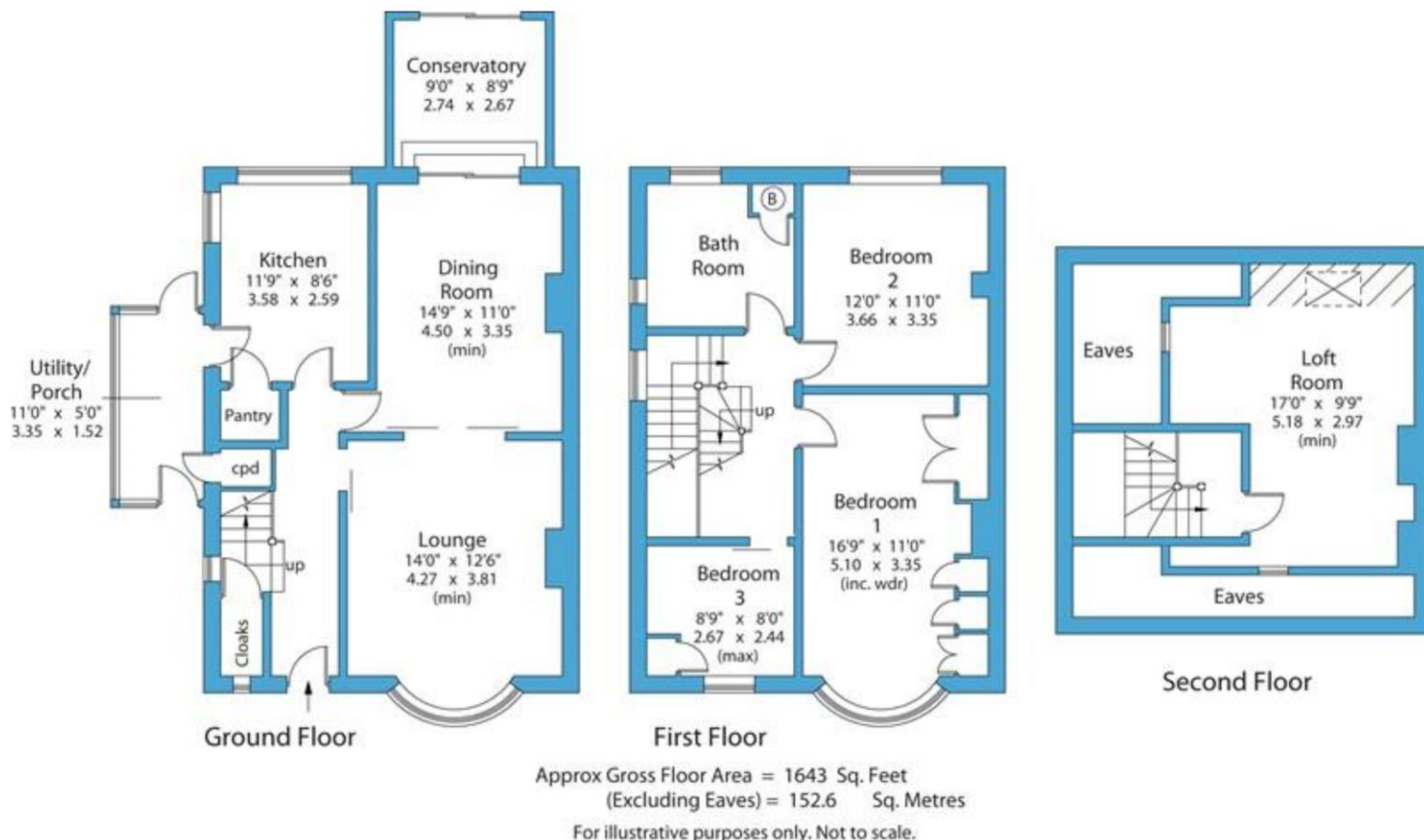
LOFT ROOM 17'0" x 9'9" (5.18m x 2.97m minimum)

With large Velux window, exposed beams, two under eaves storage, laminate flooring, wash hand basin set in vanity unit and sloping ceiling. We understand this room does not have building regulations approval.

OUTSIDE

The front garden has driveway providing off-street parking for 3 cars. The rear garden is an excellent size garden laid mainly to lawn with flower, tree and shrub borders with garden shed and greenhouse. **GARAGE** Detached garage with up-and-over entry door, power and light and **CAR PORT**.





Additional Information

P2727M0105-0AAEEDAC 091215

AGENTS NOTES:

These brochure particulars, including photographic displays, have been prepared by Linley & Simpson Sales Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal 'fixtures & fittings' details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. These particulars do not constitute any part of an offer or contract and we strongly recommend the details should be verified by any prospective purchaser or their advisors, by inspection of the property.