



Hazelhurst Grove , Queensbury, Bradford, BD13 2LU 3 bedroom house available now £1,100 pcm

A recently refurbished three bedroom semi detached property in a popular residential location. Briefly comprising of lounge with dining area, kitchen and W.C to the ground floor. Three bedroom and house bathroom to the first floor. Property benefits from central heating, double glazing, new kitchen, bathroom,



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DINING ROOM - 3.67m (12'1") x 2.54m (8'4")
Double glazed window to rear elevation. Central heating radiator. new carpet and decoration.



KITCHEN - 2.88m (9'6") x 4.89m (16'1")
A new fully fitted kitchen in oak effect with granite effect work surfaces. Integral electric oven with gas hob and extractor over. Inset sink and drainer with mixer tap. Tiled splash backs. Double glazed window and door to side elevation. New flooring and decoration.



LOUNGE - 3.67m (12'1") x 4.86m (16'0")
Double glazed bay window to front elevation. Central heating radiator. Feature electric fire set in a wooden surround with marble effect hearth and back. New carpet and decoration.



W.C - 0.86m (2'10") x 1.85m (6'1")
WC and wash hand basin. Double glazed window to side elevation. Central heating radiator.

BATHROOM - 1.62m (5'4") x 2.40m (7'11")
A three piece bathroom suite comprising of bath with shower over, wash hand basin and W.C. Double glazed window to side elevation. Central heating radiator. Extractor fan. New floor covering and decoration.

BEDROOM 1 - 3.54m (11'8") x 3.94m (13'0")
Double glazed window to rear elevation. Central heating radiator. New carpet and decoration.

BEDROOM 2 - 3.52m (11'7") x 2.81m (9'3")

Rental Procedure

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
95-100	A		95-100	A	
81-94	B		81-94	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
44-54	E		44-54	E	
35-43	F		35-43	F	
2-34	G		2-34	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Property Ref: inst-4454

Creation Date: 01/06/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Patchett Homes Ltd, 2025. Patchett Homes Ltd Registered in England and Wales No. 08512191