



12 Scarlet Heights, Bradford, BD13 1BU

£127,000

- COSY TWO BEDROOM COTTAGE
- OPEN DISTANT VIEWS TO THE FRONT
- CHARACTER FEATURES
- EXPOSED BEAMS
- TASTEFULLY APPOINTED
- ELEVATED POSITION
- WELL PRESENTED THROUGHOUT
- SOLID FUEL STOVE
- 'READY TO MOVE IN'
- DG & GAS CH

12 Scarlet Heights, Bradford BD13 1BU

**** TWO BEDROOM CHARACTER COTTAGE ** FAR REACHING VIEWS ** WELL PRESENTED THROUGHOUT ** GARDEN TO THE FRONT **** This superb mid-terrace at Scarlet Heights in Queensbury is definitely one not to miss! Tastefully presented throughout and will make an ideal first time buy or perhaps for those down-sizing. The property sits on a bus route to Bradford and Halifax, and is within easy reach of the shops on Queensbury High Street and Tesco's. Also within walking distance is Littlemoor Park; a great open space for enjoying the outdoors. Early viewing is advised.



Council Tax Band: A



Living Room

17'10 x 16'5

A spacious reception room with an open plan kitchen. Character features such as exposed beams, exposed stone fireplace and a multi-fuel stove. Windows to the front and rear elevation, inset spotlights and open stairs off to the first floor. Central heating radiator.

Open Plan Kitchen Area

The kitchen area comprises of fitted units with laminated working surfaces and tiled splash backs. There is an integrated electric oven, halogen hob, extractor, stainless steel sink and plumbing for a washing machine.

Cellar

7'3 x 5'0

Providing further storage.

First Floor

Loft access via a pull-down ladder. Two fitted cupboards, one housing the boiler and providing further storage.

Bedroom One

10'3 x 9'10

Three door fitted wardrobe, central heating radiator and stunning open views.

Bedroom Two

12'5 x 6'7

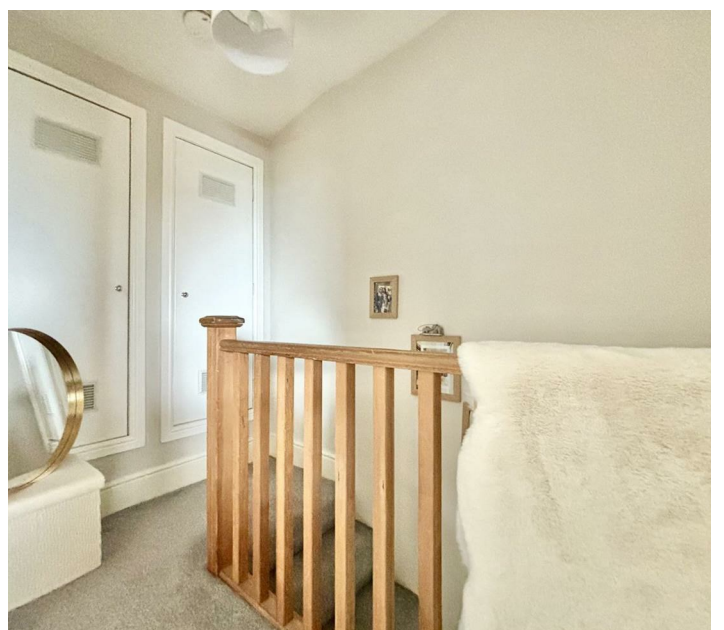
Two windows to the rear elevation and a central heating radiator. Can accommodate a double bed.

Shower Room

A modern fully tiled shower room consisting of a corner shower cubicle with a rainfall shower, WC and a rectangular washbasin with mixer tap. Tiled floor, heated towel radiator and a window to the front elevation.

External

The property is 'Through-by-light' so there is no back door or rear garden. To the front of the property is a raised patio seating area and artificial grass. Stone wall boundary, bin store area and garden gate.







Directions

From our office on Queensbury High Street, head to the lights and go straight froward. Pass Victoria Hall on your left and after approx 1/4 mile the property will be found on your right hand side.

Viewings

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

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	