



## 4 Scarlet Heights, Queensbury, Bradford, BD13 1BU

£127,000

- TWO BEDROOM COTTAGE
- WELL PRESENTED
- NEW GAS FIRE
- MODERN COMBI BOILER
- CLOSE TO BUS ROUTES
- CLOSE TO LOCAL AMENITIES
- CHARACTER FEATURES
- WELL MAINTAINED
- IDEAL FIRST TIME BUY
- EARLY VIEWING ADVISED



## 4 Scarlet Heights, Bradford BD13 1BU

**\*\* DELIGHTFUL CHARACTER COTTAGE \*\* TWO BEDROOMS \*\* STUNNING DISTANT VIEWS \*\* WELL PRESENTED THROUGHOUT \*\*** Bronte Estates are delighted to offer for sale this cosy and characterful cottage at Scarlet Heights with breathtaking distant views! Located in a convenient position with easy access to village amenities in Queensbury and enjoying immaculately presented accommodation. To the ground floor is a hallway, spacious living room and a separate kitchen with access to a small cellar. To the first floor is the master bedroom, a good-sized second bedroom and the bathroom. The property is very well maintained and ready to move in. Arrange your viewing now, before its too late.



Council Tax Band: A



### **Entrance Hall**

Stairs lead off to the first floor and a door leads off to the living room. Solid wood flooring.

### **Living Room**

16'4 x 13'10

A characterful reception room with exposed beams and a recently fitted period style living flame gas fire with a granite hearth, central heating radiator, bay window to the front elevation and an opening to:

### **Kitchen**

8'1 x 4'7

A small but perfectly formed kitchen, comprising of fitted base and wall units, laminated working surfaces and splash-back wall tiling. Integrated four ring gas hob, electric oven, fridge and a stainless steel sink and drainer. Plumbing for a washing machine, window to the rear elevation and a door to the cellar.

### **Cellar**

Small keeping cellar with stone shelving.

### **First Floor**

Landing area with a cupboard housing the boiler and a window to the rear elevation.

### **Bedroom One**

10'8 x 9'10

Window to the front elevation with panoramic uninterrupted views! Original stone and wrought iron fireplace and a central heating radiator. A large pine three door wardrobe with drawers below is included in the sale.

### **Bedroom Two**

10'9 x 6'7

Window to the rear elevation and a central heating radiator. Currently used as a dressing room but would accommodate a small double bed.

### **Bathroom**

White three piece bathroom suite comprising of a panelled bath with a mains powered shower over, pedestal washbasin and a low flush WC. Part-tiled walls, chrome heated towel rail and a window to the front elevation.

### **External**

To the front of the property is an enclosed garden consisting of a stone wall boundary, garden gate and a raised patio with mature shrubs and planting.

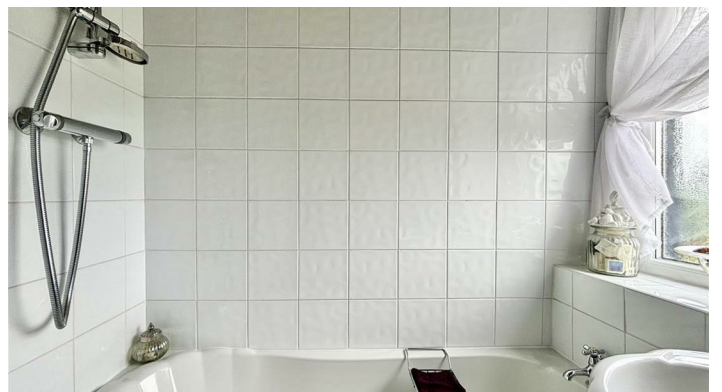
### **Please note**

All curtains and light fittings are included in the sale.













## Directions

From our office on Queensbury High Street head back to the traffic lights and go straight forward towards Bradford. Look out for Naseby Rise on your right, shortly after is Park Lane and then the property can be found just after on the right.

## 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		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC