



## Scarlet Heights, Queensbury

**Asking Price £595,000**

\* SPACIOUS DETACHED \* FOUR BEDROOMS \* SUPERB VIEWS \* OVER THREE FLOORS \*  
\* POPULAR LOCATION \* VILLAGE OUTSKIRTS \* LARGE GARDENS \* SHARED DRIVE \* GARAGE \*

Four bedroom detached property offering spacious family sized accommodation over three floors. Boasting superb far reaching views to the rear, three reception rooms, and two occasional rooms. Situated on the outskirts of Queensbury Village which benefits from amenities, shops and first and secondary schools.

Benefits from SOLAR PANELS and HEAT SOURCE PUMP!!!

To the outside there are large gardens to the rear, together with a shared driveway leading to an integral garage.







**WC**

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

**Lounge**

18'11" x 13'5" (5.77m x 4.09m)

With a living flame gas fire in fireplace surround, radiator, double glazed window enjoying far reaching views, patio doors.

**Sitting Room**

18' x 11'1" (5.49m x 3.38m)

With radiator, double glazed window enjoying far reaching views, underfloor heating.

**Dining Kitchen**

17'3" x 10' (5.26m x 3.05m)

With fitted wall and base units incorporating sink unit, oven, hob and extractor fan, plumbing for auto washer, tiled splashback, radiator, double glazed window.

**Lower Ground Floor**

**Play Room**

17'9" x 11'1" (5.41m x 3.38m)

With radiator and double glazed window enjoying far reaching views.

**WC**

Two piece suite comprising low suite wc and pedestal wash basin.

**Occasional Room**

12'8" x 6'6" (3.86m x 1.98m)

With radiator.

**Utility**

12'9" x 6'7" (3.89m x 2.01m)

With radiator, fitted wall and base units.

**First Floor**

With radiator and double glazed window and far reaching views.

**Bedroom One**

17'5" x 10'6" (5.31m x 3.20m)

With radiator, double glazed window and fitted wardrobe.

**Bedroom Two**

14'8" x 12'7" (4.47m x 3.84m)

With radiator and double glazed window enjoying far reaching views and dressing area.

**Bedroom Three**

13'6" x 9'3" (4.11m x 2.82m)

With radiator and double glazed window enjoying far reaching views.





**Bedroom Four**

11'3" x 9'4" (3.43m x 2.84m)

With built in wardrobe, radiator and double glazed window.



**Bathroom**

Four piece suite comprising shower cubicle, panelled bath, twin basins, low suite wc, radiator and double glazed window.

**Exterior**

To the outside there is a large lawned garden to the rear enjoying far reaching views, a shared driveway leading to an integral garage.

**Directions**

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 and the property will shortly be seen on the right hand side displayed via our For Sale board.

**TENURE**

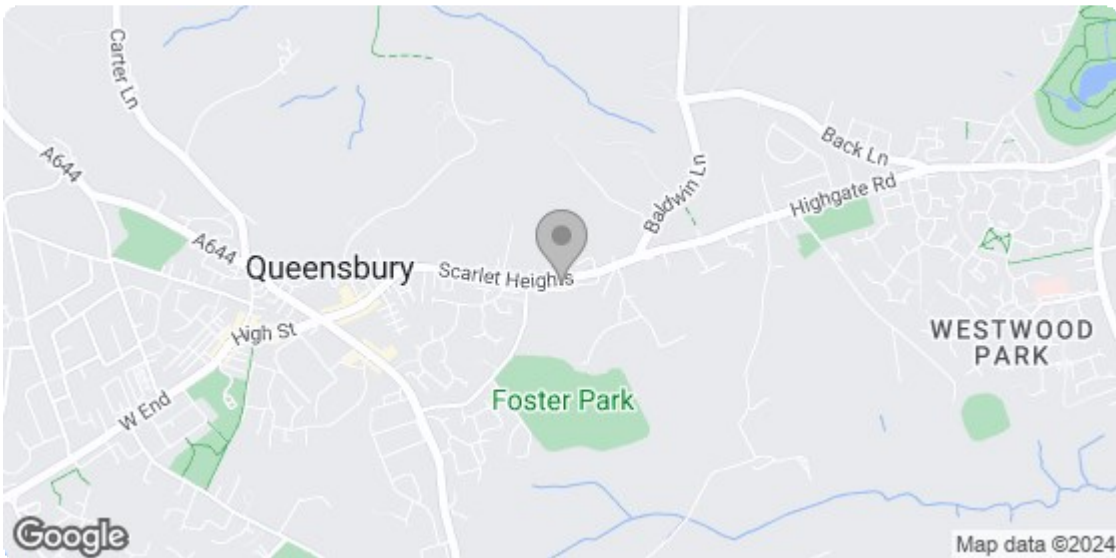
FREEHOLD

**COUNCIL TAX BAND**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>		74	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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