



## Scarlet Heights, Queensbury,

**£127,000**

- \* STONE COTTAGE \* TWO BEDROOMS \* PANORAMIC VIEWS \* FRONT GARDEN \*
- \* CLOSE TO QUEENSBURY VILLAGE AMENITIES \* CHARACTERFUL FEATURES \*

If you're downsizing, looking for your first home or an investment - this could be the house for you!!!  
This delightful stone built cottage offers 'ready to move into' accommodation and benefits from gas central heating and upvc double glazing.

The accommodation briefly comprises entrance, lounge, fitted kitchen, basement cellar, two first floor bedrooms and a white house bathroom.

To the outside there is a lovely front garden.





## Entrance

With radiator.

## Lounge

16'4" x 13'10" (4.98m x 4.22m)

With a coal effect gas fire in feature fireplace, radiator, exposed beams.

## Kitchen

4'6" x 8'1" (1.37m x 2.46m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

## Cellar

## First Floor Landing

## Bedroom One

10'8" x 9'9" (3.25m x 2.97m)

With a cast iron feature fireplace, radiator.

## Bedroom Two

10'9" x 6'7" (3.28m x 2.01m)

With radiator.

## Bathroom

Three piece white suite, part tiled walls and heated towel rail.

## Exterior

To the outside there is a garden to the front.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 and Scarlet Heights will be seen where the property is displayed via our For Sale board.

## TENURE

FREEHOLD

## Council Tax Band



**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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)