



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

£600 PCM

- Two Bedroom Cottage
- Pebbled area to the front
- Galley Style Kitchen
- Deposit £692.00
- Modern Fully Tiled Bathroom
- Through by light
- Low Maintenance Garden to Rear
- Stunning views over the valley
- Built In Wardrobes in Small Bedroom
- Viewing essential



# 16 Scarlet Heights, Bradford BD13 1BU

Well presented two bedroom cottage on the outskirts of Queensbury towards Clayton Heights. This through by light property offers pebble area to the road side, low maintenance garden to the rear, modern kitchen & bathrooms. Located within easy reach of local amenities in Queensbury, easy access to bus routes to Bradford & Halifax. Viewing is highly recommended as this cottage will not be around long.



Council Tax Band:



## **DESCRIPTION**

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## **LOUNGE**

The lounge is located to the front of the property with feature fire surround & pebble effect gas fire, central heating radiator, window to the front.

## **KITCHEN**

Modern range of base & wall units in cream with butchers block effect work surfaces & splash backs, stainless steel sink & drainer with mixer tap, integrated oven, four ring electric hob & matching chimney style extractor in brushed stainless steel.

## **FRONT BEDROOM**

13'1" x 10'8"

Double bedroom with central heating radiator & window to the front.

## **REAR BEDROOM**

8'5" x 6'2"

Single bedroom with central heating radiator and window to the rear.

## **BATHROOM**

Modern bathroom suite in white with panelled bath, thermostatic shower above, glass shower screen, wash basin & WC, fully tiled floor & walls, chrome central heated towel rail.

## **REAR GARDEN**

Pebbled area to the front, pathway to the side leading to a low maintenance, paved & pebbled area.



## Directions

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 	