



6 Scarlet Heights, Queensbury, Bradford, BD13 1BU

£134,950

- TWO BEDROOM COTTAGE
- POTENTIAL BUY TO LET INVESTMENT
- EXCELLENT TRANSPORT LINKS
- WELL-REGARDED SCHOOLS AND NURSERIES NEARBY
- WELL PRESENTED THROUGHOUT
- PANORAMIC OPEN VIEWS
- BRAND NEW KITCHEN
- WITHIN CLOSE PROXIMITY TO LOCAL AMENITIES
- ENCLOSED YARD TO FRONT
- DESIRABLE LOCATION

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**** TWO BEDROOM COTTAGE ** PANORAMIC VIEWS ** NO ONWARD CHAIN **** Situated on the outskirts of Queensbury Village is this **IDEAL BUY TO LET** or **FIRST TIME BUYER** property with two bedrooms and a brand new kitchen. The house is within **WALKING DISTANCE TO BUS STOPS** providing **EXCELLENT TRANSPORT LINKS** in and out of Bradford and Halifax. It's also **CLOSE TO AN ARRAY OF LOCAL AMENITIES** including a supermarket, doctors, pharmacies and other local shops, with a number of **WELL-REGARDED SCHOOLS** and **NURSERIES** within close proximity. Briefly, the house internally comprises a porch, entrance hall, **SEPARATE LIVING ROOM** and **KITCHEN** to the ground floor, a basement cellar to the lower ground floor with two bedrooms and bathroom to the first floor. Externally, the property includes a generous yard to the front, fully enclosed and providing **FANTASTIC VIEWS** across the valley and beyond. New kitchen, some new carpets and redecoration. Early viewing advised.



Council Tax Band: A



Porch

uPVC and double glazed porch leading to the main front door.

Entrance Hall

A small entrance hall providing a separate entry into the living room and access to the first floor staircase.

Living Room

14'4" x 16'6" (max)

A size-able living room, naturally lit with double glazed windows to front and rear elevations, a gas central heating radiator and access to the kitchen.

Kitchen

10'2" x 5'3"

Situated to the rear aspect, fitted with brand new wall and base units and work surfaces over, an electric oven with gas hob and extractor over, plumbing for a washing machine and an integrated fridge freezer. Sink and drainer plus a double glazed window to rear and access to the lower ground cellar.

First Floor Landing

With a storage cupboard housing the boiler and giving access to the bedrooms and bathroom.

Bedroom One

11'1" x 10'5"

A generous main double bedroom with gas central heating radiator and large double glazed window to front providing stunning panoramic views.

Bedroom Two

9'10" x 5'6"

A second bedroom with a double glazed window to rear and gas central heating radiator.

Bathroom

A fully tiled bathroom with a white three piece suite consisting of a bath with shower over, w/c and wash hand basin. Central heating radiator, frosted double glazed window to the front and built in storage cupboard.

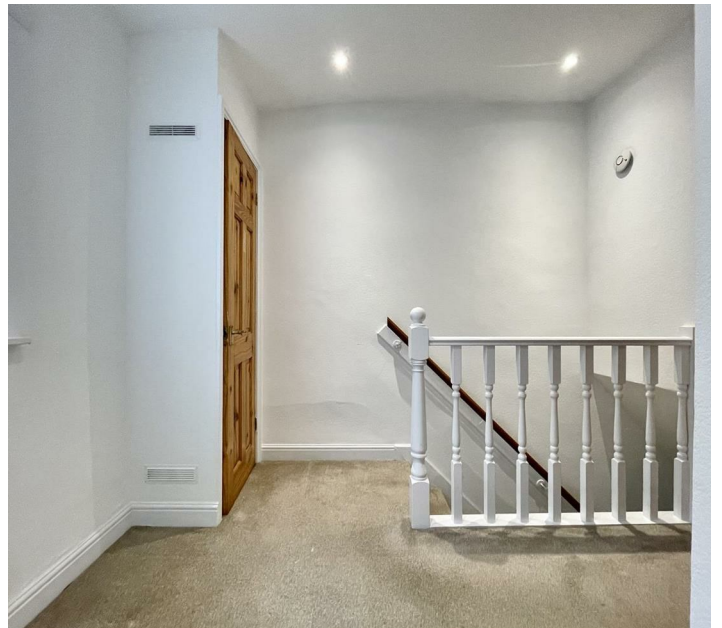
External

The property has a paved path with steps leading to the front door plus an enclosed paved

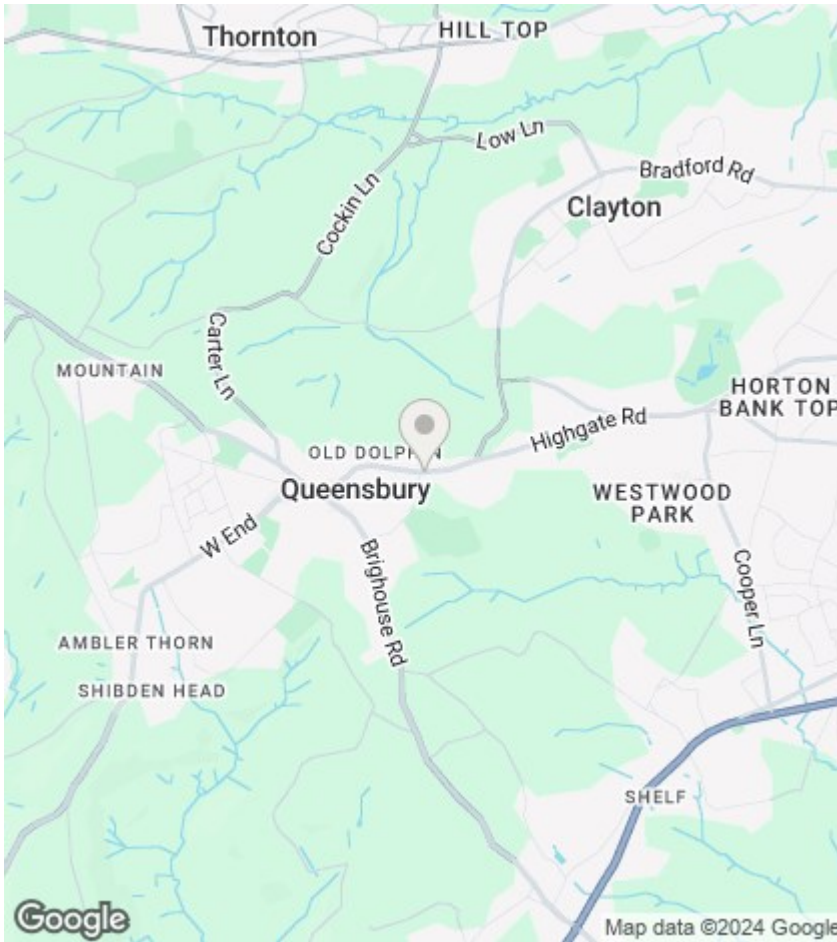
patio garden enjoying fantastic views to the front.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







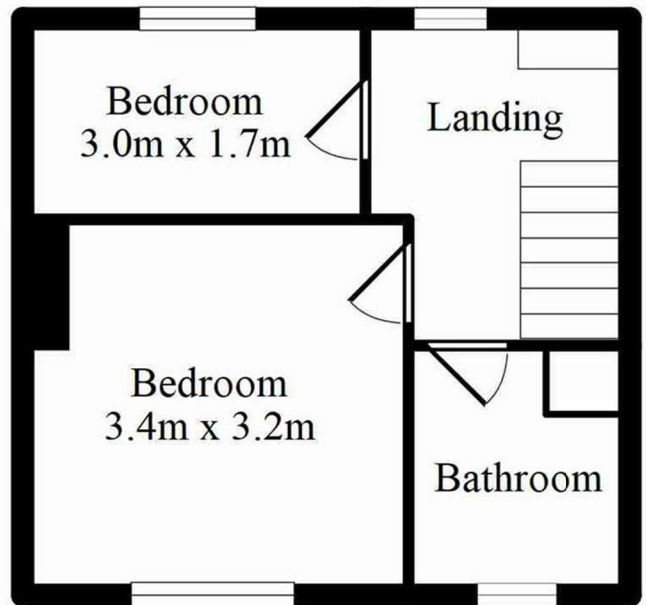
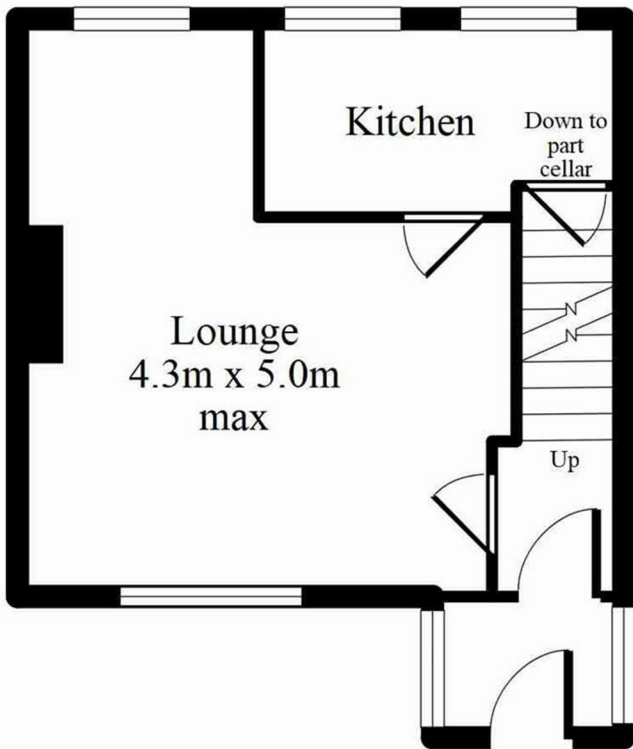
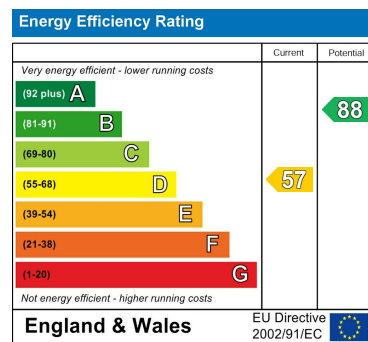
Directions

Viewings

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

EPC Rating:

D



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024