

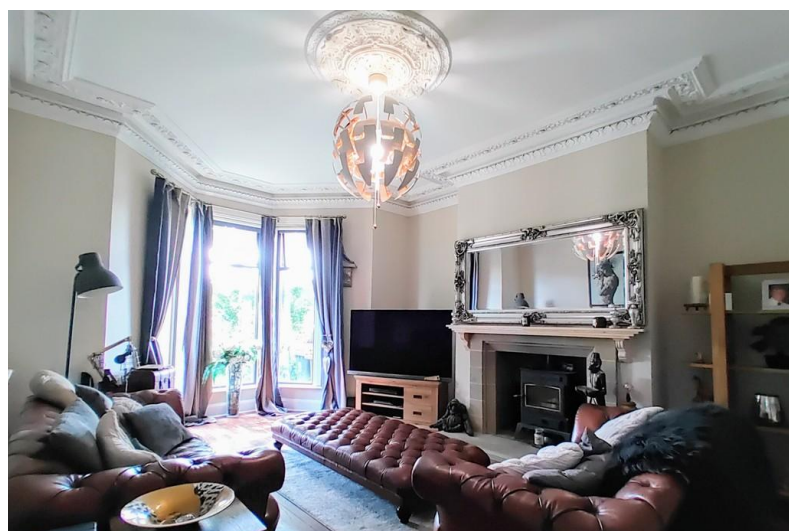
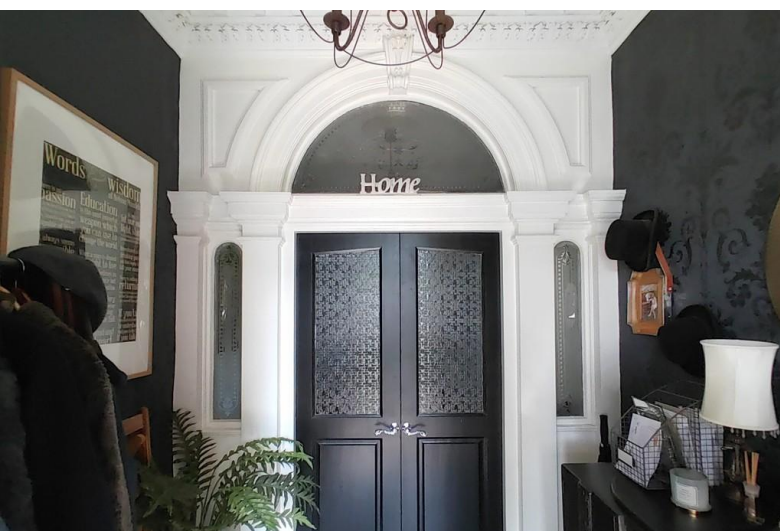


25 Scarlet Heights

£350,000

EPC Rating '66'

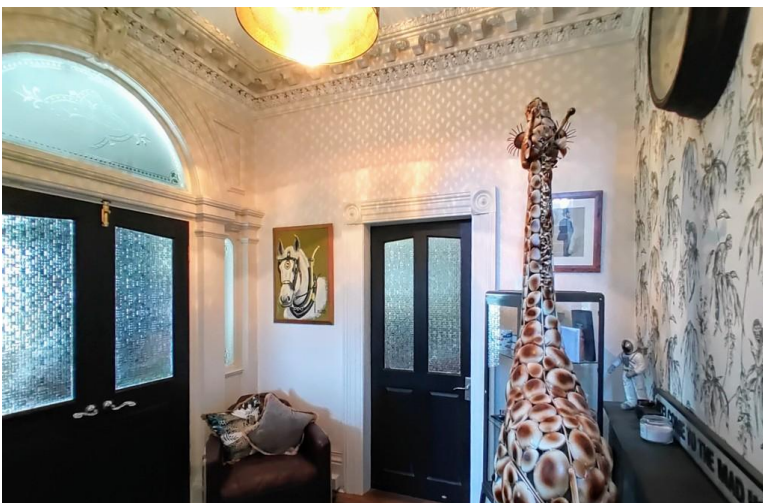
- LARGE FOUR BEDROOM SEMI DETACHED
- CHARACTER VICTORIAN PROPERTY
- SUPERB ORIGINAL FEATURES
- IMMACULATELY PRESENTED

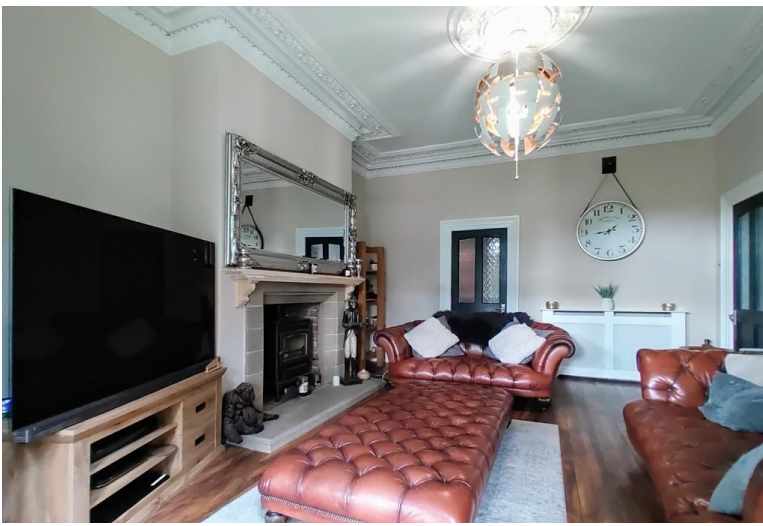




Property Description

**** STUNNING FOUR BEDROOM VICTORIAN PROPERTY ** PACKED WITH PERIOD FEATURES ** GRAND RECEPTION ROOMS ** ORIGINAL ORNATE PLASTERWORK ** RURAL VIEWS ** GAS CENTRAL HEATING **** This very special period property in Queensbury, built in the 1860's, really has to be seen to be fully appreciated. Offering grand proportions throughout, four large bedrooms, two large reception rooms and superb period features including detailed plasterwork, friezes, high ceilings, deep skirting boards, solid fuel stove, period fireplaces and ornate woodwork. Set across four levels and briefly comprising of: Ground Floor - Entrance Hall, Inner Hall, a 20' Lounge and a Sitting Room. Lower Ground Floor - large Kitchen-Diner, WC and three large Cellar rooms offering further potential. To the first floor is an impressive 23' landing space, three double Bedrooms and a family Bathroom. To the second floor is a Landing area with storage and a fourth double Bedroom.





Outside the property is a double garage and off-off road parking to the rear, along with a sizeable front garden. An absolute gem of a property that oozes style and sophistication! We're confident this one will attract a lot of attention, so register your interest with us ASAP.

ENTRANCE HALL

8' 3" x 8' 0" (2.51m x 2.44m) A very impressive grand entrance hall with double doors to:

INNER HALL

8' 10" x 7' 9" (2.69m x 2.36m) Stairs off to the first floor and doors to the lounge and sitting room.

LOUNGE

20' 10" x 15' 0" (6.35m x 4.57m) A large reception room with a floor to ceiling bay window to the front elevation, stone fireplace with a cast iron stove, and a door to a rear hallway.

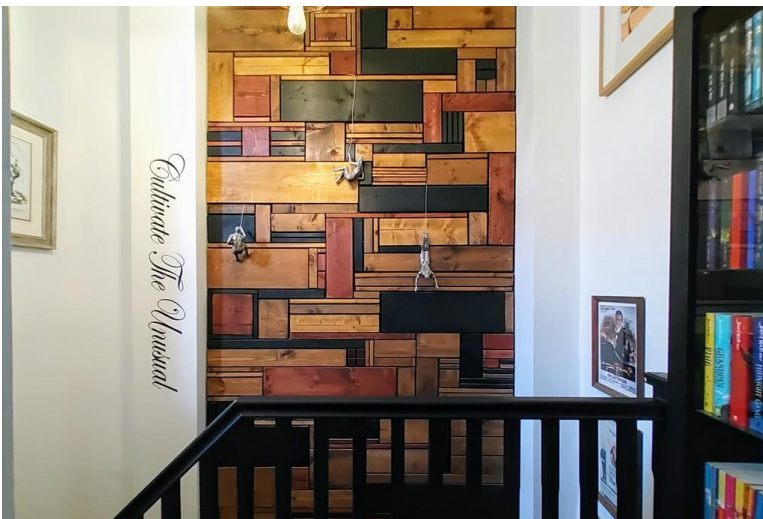
SITTING ROOM

18' 1" x 14' 9" (5.51m x 4.5m) Another large reception room with a floor to ceiling bay window to the front elevation and a further window to the side enjoying panoramic open views. The ceiling has the original detailed plasterwork and wall frieze, and there is a living flame gas fire with a granite back & hearth and a wooden surround.



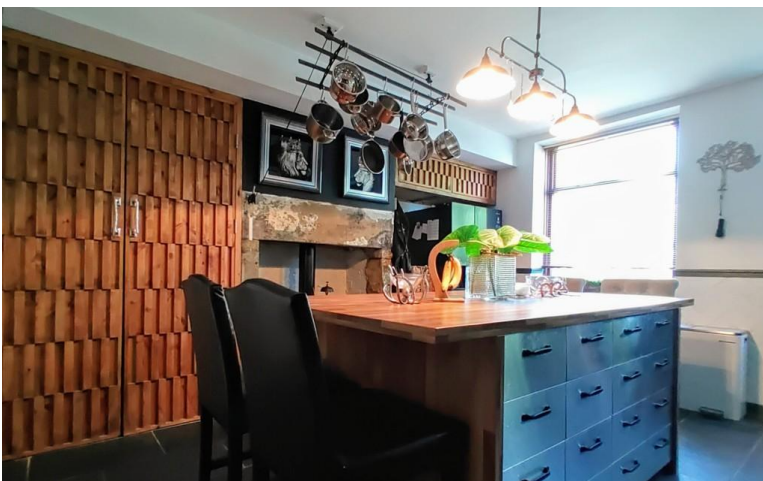
REAR HALL

Window to the side elevation and bespoke wood panelled wall. A staircase leads down to the lower ground floor. and a lobby area with coat hooks and doors off to the kitchen and cellars.



KITCHEN

15' 4" x 10' 4" (4.67m x 3.15m) PLUS 10' 3" x 6' 10". An 'L' shape Dining Kitchen with a range of bespoke fitted units and a large centre island incorporating a breakfast bar and storage below. Slate floor with underfloor heating and the original stone fireplace recess with a cast iron stove. Plumbing for a washing machine and dishwasher, along with a gas range cooker and a black composite sink and drainer. There are two windows and an external barn door to the rear of the property.



WC

A recently refurbished WC with a washbasin set on a vanity unit with storage below and a push button WC. Fully tiled walls and an extractor.



CELLAR ONE

19' 0" x 15' 0" (5.79m x 4.57m) Stone floor and giving access to:

CELLAR TWO

11' 7" x 8' 1" (3.53m x 2.46m) Wood store area and giving access to:

CELLAR THREE

17' 8" x 13' 10" (5.38m x 4.22m) Another large cellar room offering great storage space.

FIRST FLOOR LANDING

23' 4" x 10' 4" (7.11m x 3.15m) A huge landing space with the original staircase and a large arched window with stunning open views. Open stairs off to the second floor.



BEDROOM ONE

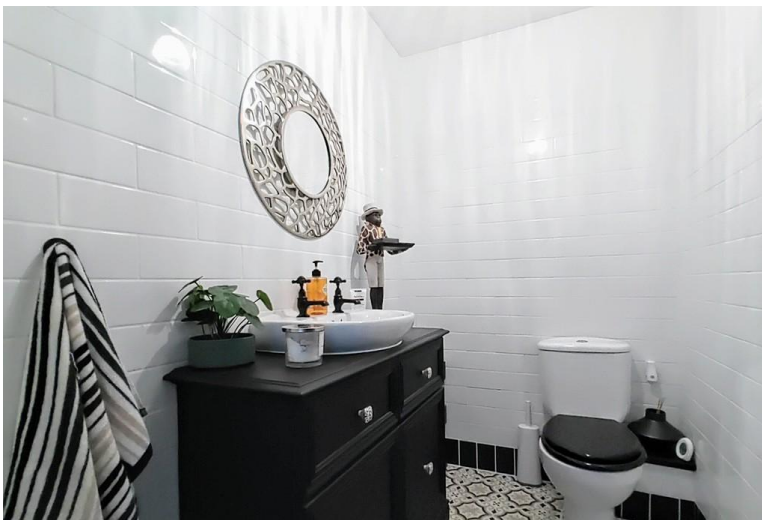
16' 0" x 15' 0" (4.88m x 4.57m) Master bedroom with a period style fireplace and a window to the front elevation.

BEDROOM TWO

14' 10" x 13' 10" (4.52m x 4.22m) Another large bedroom with windows to both the front and side elevations.

BEDROOM THREE

11' 6" x 8' 10" (3.51m x 2.69m) A double bedroom with a window to the front elevation.



BATHROOM

15' 0" x 5' 9" (4.57m x 1.75m) A spacious, modern family bathroom with black taps, accessories and a Crittall style shower screen, comprising of a free standing bath with telephone taps, WC, pedestal washbasin and a walk-in shower area with floor drain, rainfall shower and a hand held shower attachment. Window to the side elevation and a chrome heated towel rail.

SECOND FLOOR LANDING

Double door storage cupboard and ceiling hatch that leads to a small door giving access to the roof. Door to bedroom four.



BEDROOM FOUR

15' 7" x 13' 4" (4.75m x 4.06m) A large loft bedroom with an exposed ceiling beam and a roof window.



EXTERNAL

To the front of the property is a good-sized, enclosed garden, mainly laid to lawn, with a gravel pathway, mature trees, flowerbeds and a stone wall boundary with garden gate. To the rear of the property is a shared driveway area, with one allocated parking space, electric car charging point and a detached double garage with power and light.

FURTHER INFO.

COUNCIL TAX BAND E

THE PROPERTY IS FREEHOLD

THERE IS A FLYING FREEHOLD ABOVE THE KITCHEN

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a **FREE VALUATION** strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for **FREE & CONFIDENTIAL ADVICE.**

RENT-A-HOUSE: Thinking of renting your **HOUSE? FLAT?** Contact (01274) 880019 for further details.

