



30 Scarlet Heights, Queensbury, Bradford, West Yorkshire, BD13 1BU
£675

TWO BEDROOM end of terrace character property set over four floors. Well presented and with a wealth of charm the residence is located in an enviable position with far reaching views. Modern fixtures and fittings and tasteful decoration make this a must view property.

GROUND FLOOR

ENTRANCE HALL

LOUNGE

13'8" x 10'9" (4.17 x 3.3)

Polished wood flooring, multi-fuel stove, cast iron radiator and double glazed window to the front elevation.

LOWER GROUND FLOOR

KITCHEN

13'5" x 8'11" (4.09 x 2.74)

Modern fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated fridge and freezer, electric oven with a gas hob over. Solid oak flooring, central heating radiator and door to the front yard.

FIRST FLOOR

LANDING

BATHROOM

A modern tiled bathroom with white suite consisting of bath with glass shower screen and a rainfall shower with additional hand held shower attachment. Both the WC and the hand wash basin are set in a vanity unit with storage. LED kickboard lighting, twin wall light and a large illuminated mirror with demist function. Chrome heated towel rail.

BEDROOM

8'7" x 7'6" (2.64 x 2.31)

Cast iron radiator and double glazed window offering far reaching views.

SECOND FLOOR

BEDROOM

14'0" x 13'5" (4.29 x 4.09)

Double glazed window to the side elevation, traditional cast iron radiator and wall to wall open plan clothes rails, cupboards and shelving.

EXTERNAL

Paved yard to the front.

COUNCIL TAX BAND - A

EPC RATING - E

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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