



Scarlet Heights , Queensbury, Bradford, BD13 1BU

2 bedroom house available 15 February 2025 £595 pcm

A recently refurbished two bedroom through by light cottage. Benefiting from gas fired central heating and double glazing. Briefly comprises on entrance vestibule and open plan lounge with kitchen to the ground floor with access to a small keeping cellar. Two bedrooms and the house bathroom are to the first floor. Small



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OPEN PLAN LIVING AREA -

Double glazed windows to the front and rear. Central Heating Radiator. Kitchen Area A range of wall and base units in beech with laminated work surfaces. Inset sink and drainer with tiled splash backs. Integral oven with gas hob and extractor over. Access to cellar. Lounge Area Wall mounted electric fire with feature timber surround. Staircase to the first floor.

BATHROOM -

A three piece bathroom suite comprising of bath with shower over, wash hand basin and W.C. Part tiled with an extractor fan. Double glazed window to the rear elevation. Central heating radiator.

BEDROOM 1 - 2.76m (9'1") x 3.02m (9'11")

Double glazed window to the front elevation. Central heating radiator.

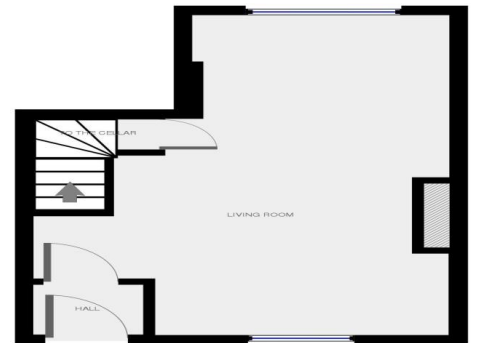
BEDROOM 2 -

Double glazed window to the front elevation. Central heating radiator.

ENTRANCE VESTIBULE -

DIRECTIONS:

From our offices, Head south-west on Highgate Rd/A647 towards Woodlands Road. The property is to the left after approx 500 meters.



Rental Procedure

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
100			100		
95-100	A		95-100	A	
81-94	B		81-94	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 ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Property Ref: inst-4564

Creation Date: 22/01/2025

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Patchett Homes Ltd, 2025. Patchett Homes Ltd Registered in England and Wales No. 08512191