



2 Acer Way, Scholes, BD19 6JQ

Well presented, FOUR/FIVE BEDROOM, EXTENDED DETACHED house situated in this popular village location. Boasting an ENVIABLE SIZED FOOTPRINT to suit FAMILY BUYERS, it is located on this small cul-de-sac where houses rarely come to market and offers easy access to the local amenities and schools. Having stylish and versatile accommodation it comprises hall, lounge, stunning open plan living kitchen, bedroom five/dining room, four first floor bedrooms, the master with ensuite and family bathroom. Occupying a good sized corner plot with ample driveway parking and garage with lovely landscaped rear garden with mature trees and shrubs, lawn and patio area.

Asking Price £399,950

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ENTRANCE HALL Useful cloaks cupboard,

DOWNSTAIRS WC Wc and hand wash basin. Tiled walls.

LOUNGE 18'4" x 10'10" (5.6m x 3.3m)

Fireplace and open fire.

DINING ROOM/BEDROOM FIVE 11'10" x 10'10" (3.6m x 3.3m)

Currently used as a bedroom but offering versatile space.

KITCHEN DINER 28'3" (8.6) x 8'10" (2.7) plus 11'2" (3.4) x 9'10" (3.0) max

L-shaped, extended room having a range of wall and base units incorporating contrasting work tops, feature island unit and breakfast bar, one and a half bowl inset sink and mixer tap. Range master oven and grill with extractor over, plumbing for dishwasher and auto washer. Doors to rear garden.

FIRST FLOOR LANDING Useful storage cupboard.

BEDROOM ONE 11'6" x 10'6" (3.5m x 3.2m)

Fitted mirrored wardrobes.

EN SUITE Modern three piece suite comprising glazed shower cubicle, vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

BEDROOM TWO 10'10" x 8'10" (3.3m x 2.7m)

BEDROOM THREE 10'6" x 6'7" (3.2m x 2m)

BEDROOM FOUR 8'10" x 6'7" (2.7m x 2m)

BATHROOM Modern three piece suite comprising bath with integral shower over and glazed screen, vanity sink and wc. Tiled walls and floor and chrome heated towel rail.

EXTERIOR The property occupies a good sized corner plot with ample driveway parking and lawned garden to the front. Single attached garage measuring 5.2m x 2.5m (17' x 8') Lovely landscaped rear garden with lawned garden and patio with two timber sheds.

Tenure - Freehold

Council Tax Band - E

EPC Rating - D

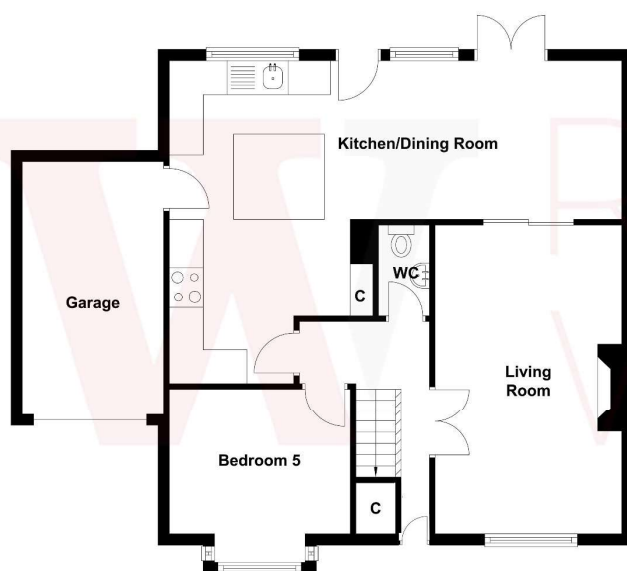
PLEASE NOTE Mature trees on adjoining land have been removed which were causing some internal cracking. This resolved the issue but was monitored and fully signed off by the insurance company and further details on this are available on request.

FURTHER INFORMATION Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

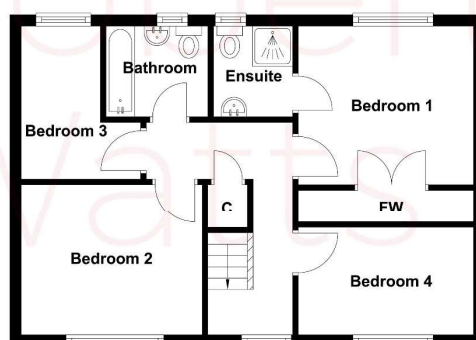
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	71 C
39-54	E		
21-38	F		
1-20	G		