

Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

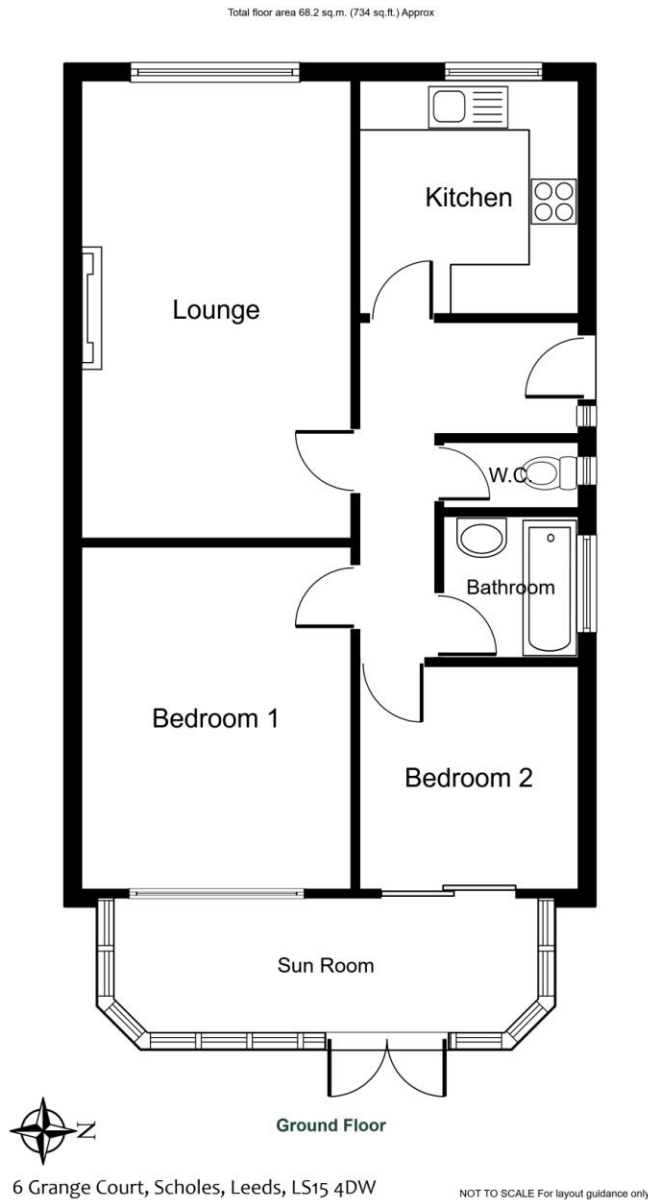
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared January 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		



## Scholes ~ 6 Grange Court, LS15 4DW

A well presented two bedroom semi-detached bungalow occupying a cul-de-sac location close to the centre of the village. Benefiting from gas fired central heating and double-glazed windows. No onward chain.

- Lounge and kitchen
- Bedroom one with fitted wardrobes
- Bedroom two/dining room with patio door to conservatory
- Low maintenance gardens to front and rear
- Garage

**£225,000** PRICE REGION FOR THE FREEHOLD



1 Recep



2 Beds



1 Bath

### MISREPRESENTATION ACT

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& Parr

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All-round excellence, all round Wetherby since 1950



**SCHOLES**

Is well served by local shops, primary school and library, more comprehensive amenities are available in nearby Crossgates approximately 3 miles distance. Leeds City Centre and York are both within commuting distance and the A1(m) approximately 5 miles distance provides good communication links to major road networks and junction 46 off the M1 is 3 miles away.

**DIRECTIONS**

Approaching the village from the A64 along Scholes Lane into Station Road passing the school and library on the right hand side before turning into Main Street and second left into Grange Court where the property is situated at the top of the cul-de-sac.

**THE PROPERTY**

A well maintained two bedroom semi-detached bungalow, central heated and double glazed occupying a cul-de-sac location close to village amenities.

The accommodation in further detail giving approximate room sizes comprises :-

**SIDE ENTRANCE HALL**

With UPVC entrance door and side screen, ceiling cornice, radiator, loft access.

**LOUNGE**

18'x 10'8" (5.49m x 3.25m)  
Double glazed window to front, fireplace with marble inset and hearth (gas fire disconnected), ceiling cornice, radiator.



**KITCHEN**

9'2"x 8'7" (2.79m x 2.62m)  
Range of wall and base units including cupboards and drawers, worktops, part tiled walls, sink unit with mixer taps, double oven and hob, dishwasher, fridge, gas fired central heating boiler, radiator, double glazed window, ceiling cornice, breakfast bar.



**BEDROOM ONE**

13'9" x 10' (4.19m x 3.05m)  
Including fitted wardrobes to one wall, double glazed window to rear, radiator, ceiling cornice.



**BEDROOM TWO/DINING ROOM**

9'3" x 8'7" (2.82m x 2.62m)  
Ceiling cornice, radiator, double glazed patio doors to :-



**CONSERVATORY**

17'x 6'2" (5.18m x 1.88m)  
Double glazed windows and doors to rear, ceramic tiled floor, double radiator, light and power points.



**BATHROOM**

5'9" x 5'5" (1.75m x 1.65m)  
Tiled walls and white suite comprising panelled bath, vanity wash basin, radiator, double glazed window.



**SEPARATE W.C.**

Tiled walls, radiator, low flush w.c.,

**TO THE OUTSIDE**

Block paved driveway to the side of the property gives access to :-

**SINGLE GARAGE**

17'9" x 9'2" (5.41m x 2.79m)  
With electric up and over door, light and power laid on. Personnel side door and window.

**GARDENS**

Neat garden to front with artificial lawn and rose borders. Enclosed and private rear garden, paved with raised gravel beds for ease of maintenance.



**COUNCIL TAX**

Band C (from internet enquiry)

**GENERAL**

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

**VIEWING**

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

**MORTGAGES**

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent