

# 63 Butterbowl Drive Leeds



# 3 Bedroom House - Semi-Detached £165,000

69 Lower Wortley Road Wortley Leeds West Yorkshire LS12 4SL Tel: 0113 231 1033

Fax: 0113 203 8333

Web Site www.kathwells.com

email sales@kathwells.com

# 63 Butterbowl Drive, Farnley, Leeds, West Yorkshire, LS12 5BX

#### **GROUND FLOOR:**

#### Hallway:

Access via a part glazed front entrance door, double glazed window, stairs rising to the first floor, meter and storage cupboards

#### **Living Room & Dining Area:**





A good sized through room, double glazed windows, heath with a gas fire, ceiling coving, television point

#### Fitted Kitchen:





Double glazed window, a part glazed external door giving access to the out-house, a range of fitted cabinets, work surfaces, electric cooker point, space for a fridge / freezer, pantry / storage cupboard, an inset sink and drainer, plumbing for an automatic washing machine

#### **Out-house / Storage**

Accessed from the kitchen, external hallway with door, two good sized storage rooms / possible workshop

#### **FIRST FLOOR:**

#### **Landing:**

Double glazed window, access to the first floor accommodation, access to the loft space via a pull-down loft ladder

#### **Bedroom One:**





Double bedroom - double glazed window, ample space for bedroom furniture

#### **Bedroom Two:**







Double bedroom - double glazed window, ample space for bedroom furniture, storage cupboards

#### **Bedroom Three:**



Single bedroom - double glazed window, ample space for bedroom furniture

#### **Bathroom:**



A two piece suite comprising of a panelled bath with an electric shower above, wash basin, double glazed window

#### **Separate WC:**



Double glazed window, low flush WC

#### TO THE OUTSIDE:

#### **Gardens:**







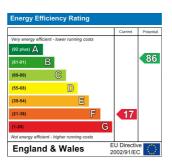
The front garden is a good size and has planted beds, and a seating area. To the side there are planted beds. The rear garden is a good size and has a patio / seating area, planted and vegetable beds, an artificial lawn, an outside tap, and external lighting

#### **EPC Link:**

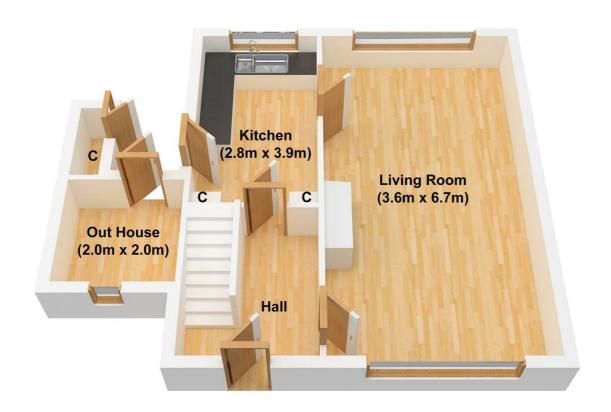
https://find-energy-certificate.service.gov.uk/energy-certificate/2030-8404-4040-2209-2721

#### **Council Tax & EPC Rating:**

Council Tax Band: A / EPC Rating: G



## **Ground Floor**



## **First Floor**

