

## **2 Butterbowl Mount Leeds**



### **3 Bedroom House - Semi-Detached £170,000**

69 Lower Wortley Road  
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## 2 Butterbowl Mount, Farnley, Leeds, West Yorkshire, LS12 5BY

### GROUND FLOOR:

#### Entrance Hallway:

Access via a front entrance door, double glazed window, under stairs storage, stairs rising to the first floor

#### Living Room & Dining Area:



Double glazed windows to the front and rear elevations, fire surround and hearth, electric fire, ample space for a dining table and chairs

#### Living Room Area:



#### Dining Room Area:



#### Kitchen:



Double glazed window, a range of wall, drawer & base units, work surfaces, stainless steel sink and drainer, space for a fridge / freezer, plumbing for an automatic washing machine, a part glazed external door giving access to a rear porch, pantry / storage cupboard

#### Rear Porch & Outhouse

A covered porch with access to the rear garden and to a large storage room

### FIRST FLOOR:

#### Landing:

Double glazed window, access to the loft space, access to the first floor accommodation

#### Bedroom One:



Double glazed window, storage cupboard

**Bedroom Two:**



Double glazed window, storage cupboard

**Bedroom Three:**



Double glazed window, storage cupboard

**Bathroom / WC:**



Two double glazed windows, a white suite comprising of a panelled bath with an electric shower above, wash basin, low flush WC

**TO THE OUTSIDE:**



**Gardens::**



Being on a corner plot the property benefits from having a large established front garden with a lawn, planted beds and mature trees and shrubs. The Rear garden has established planting, a patio and an outside tap.

**Drive / Off Road Parking:**



A driveway provides useful off street parking for several cars and access to a single garage.

**EPC LINK:**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0966-0207-4704-3302-2404>

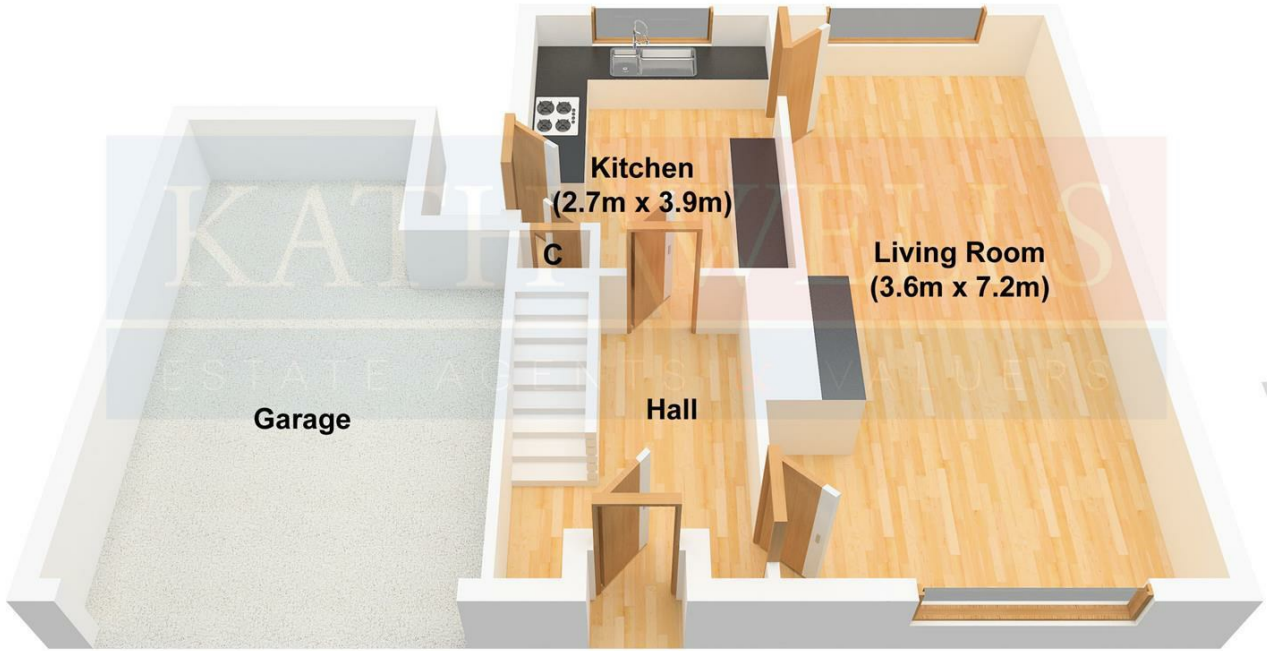
**EPC Rating & Council Tax Band:**

Council Tax Band: A / EPC Rating: F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Ground Floor



### First Floor

