



63 Butterbowl Drive Leeds



3 Bedroom House - Semi-Detached £165,000

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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:

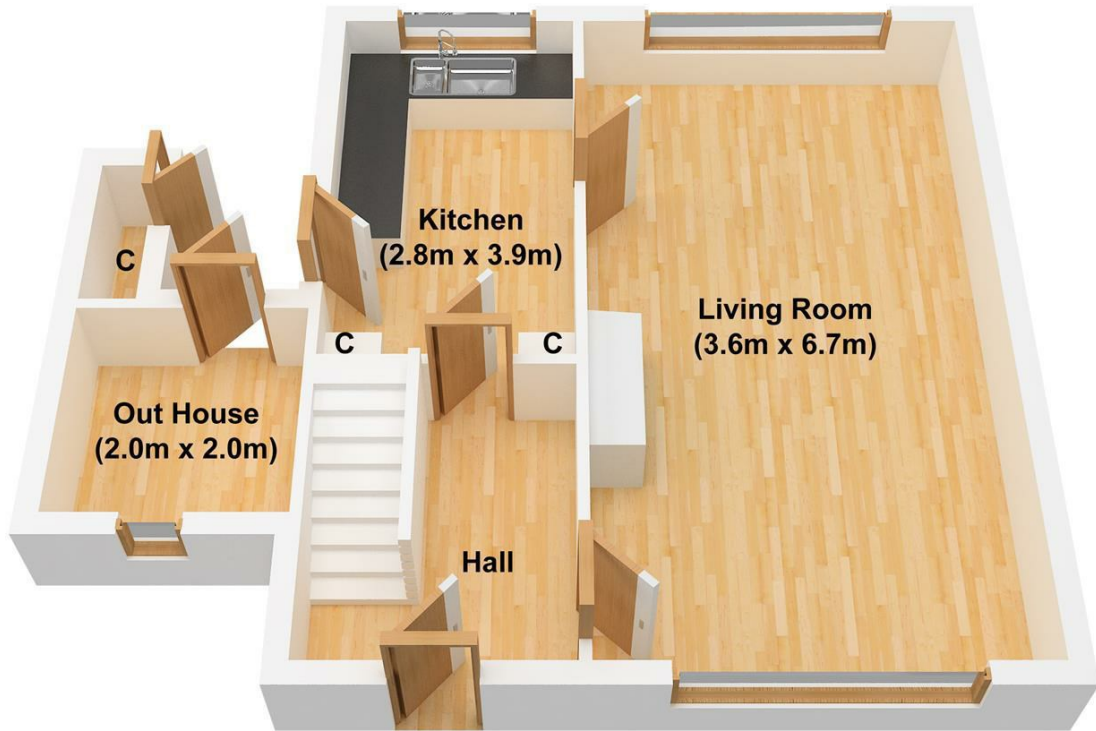
<https://find-energy-certificate.service.gov.uk/energy-certificate/2030-8404-4040-2209-2721>

Council Tax & EPC Rating:

Council Tax Band: A / EPC Rating: G

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		17	
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor

