



HOME

MARKETING & MANAGEMENT

BUTT ROW, FARNLEY LS12 5DL

£230,000



Spacious & Beautifully Refurbished Town House
 3 Bedrooms (2 Double)
 Contemporary Décor & Period Features
 Modern Gloss Fitted Dining Kitchen
 Utility Room. Guest WC. Modern Bathroom
 Enclosed South Facing Garden
 Off Road Parking
 Convenient Location
 Ideal for FTB / Small Family / Professionals
 No Chain. Vacant Possession



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GENERAL DESCRIPTION

Charming, well-proportioned, light and airy three bedroom mid terrace property providing 'ready to move into' accommodation in increasingly sought after location of Farnley with excellent ring road access. Ground floor features a modern diner kitchen with integrated black oven / hob/ extractor, built in fridge/freezer; plus separate utility with space for washer and dryer. Gorgeous spacious south facing living room with feature fireplace (not connected) and views over garden, lovely panelled hallway and highly convenient ground floor guest WC. White contemporary bathroom suite with electric shower over and complementary modern tiling. Generous south facing master and second double bedroom, both with lovely period feature fireplaces and a further good size single bedroom/ study. Block paved driveway provides two off-road parking spaces. Benefitting from an enclosed south facing sun trap of a garden with a large decked area and further section laid to lawn and shed and rear access point. The property was recently refurbished including rewiring / replastering / replacement kitchen / bathroom / doors/ boiler. EPC grade C. This home further benefits from UPVC double glazing / hardwired smoke alarms/ security alarm system and partly boarded loft with light and step access. This property is located in the increasingly popular area of Farnley with fantastic ring road access and highly convenient for commuting to Leeds and Bradford and accessing the M62. Overall an exceptionally well-presented residence that should particularly interest discerning families and professionals seeking spacious, contemporary, ready to move into accommodation. Viewing highly recommended. No Chain.

TENURE
Freehold

ROOM MEASUREMENTS

ENTRANCE HALL 15' 5" x 6' 0" (4.71m x 1.85m)
LOUNGE 13' 3" x 12' 0" (4.04m x 3.66m)
DINING KITCHEN 11' 11" x 9' 6" (3.64m x 2.91m)
UTILITY ROOM 5' 9" x 4' 0" (1.77m x 1.24m)
GUEST WC 4' 8" x 2' 6" (1.44m x 0.77m)
STAIRCASE & LANDING 8' 3" x 6' 0" (2.54m x 1.85m)
MASTER BEDROOM 13' 2" x 11' 11" (4.03m x 3.65m)
BEDROOM 2 9' 7" x 12' 0" (2.93m x 3.66m)
BEDROOM 3 7' 1" x 6' 1" (2.17m x 1.86m)
BATHROOM 6' 0" x 5' 10" (1.84m x 1.79m)

OPENING HOURS

Pudsey Office

Monday to Friday
 Saturday
 Sunday & Bank Holidays

8.30am – 5.00pm
9.00am – 1.00pm
Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		69 C	83 B

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.