

2 Butterbowl Mount Leeds



3 Bedroom House - Semi-Detached £170,000

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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:

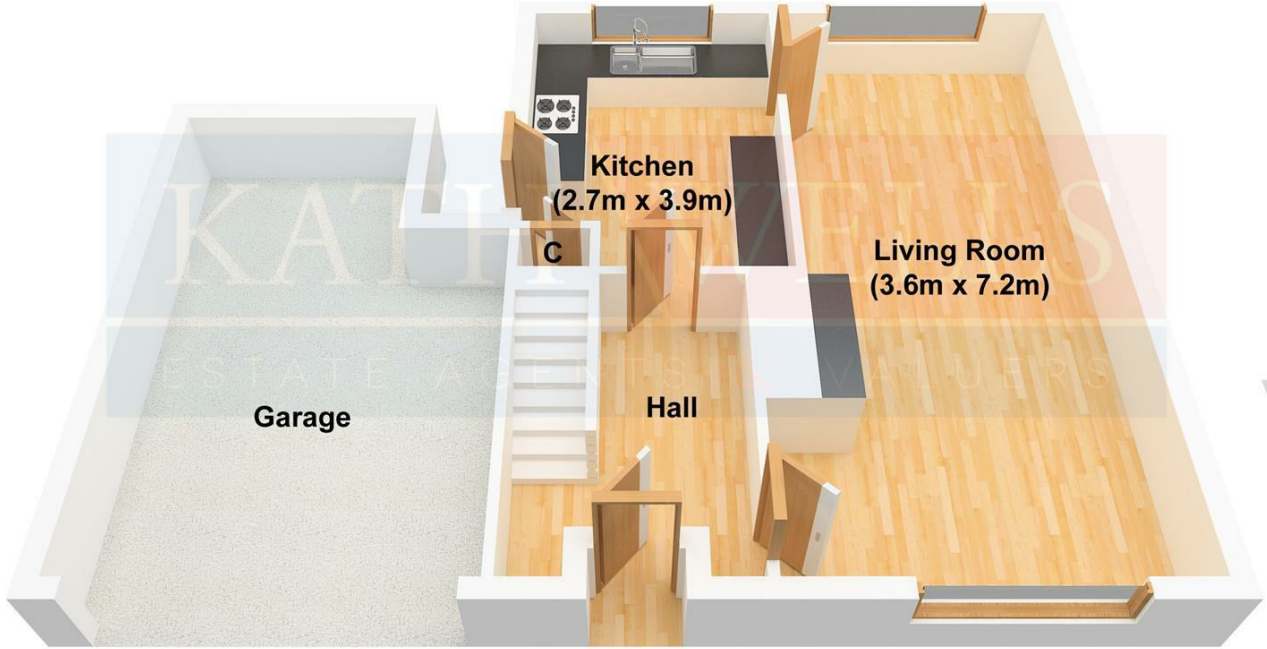
<https://find-energy-certificate.service.gov.uk/energy-certificate/0966-0207-4704-3302-2404>

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

