



Butts Garth, Thorner Leeds LS14 3DA



welcome to

Butts Garth, Thorner Leeds

This beautifully presented four-bedroom detached home offers generous living space and contemporary features throughout. Boasting three versatile reception rooms, an en-suite to the master bedroom, and integrated wardrobes. Additional highlights include off-street parking, front and rear gardens.



Nestled in a desirable location, this high specification four-bedroom detached home offers generous living space and contemporary features throughout. Boasting three versatile reception rooms, an en-suite to the master bedroom, and integrated wardrobes in all bedrooms, this property is perfect for modern family living. Additional highlights include an integrated garage, private driveway, and well-maintained front and rear gardens—ideal for entertaining or relaxing outdoors.

Upon entry, you're welcomed into a central hall that provides access to a convenient W.C. and leads into the main living areas. The lounge sits at the heart of the home, offering seamless flow into the Dining Room on one side and the cozy Snug on the other. The Kitchen is positioned at the rear left corner, adjacent to the Snug, creating a practical and sociable cooking space. An integrated Garage is accessible from the front, offering ample storage and parking.

Upstairs, the home features four generously sized bedrooms, all with integrated wardrobes. The primary bedroom includes a private En-suite, while a separate Shower Room serves the remaining rooms.

Ground Floor

Lounge

22' 9" MAX x 12' 11" MAX (6.93m MAX x 3.94m MAX)

Dining Room

19' 10" MAX x 13' 3" MAX (6.05m MAX x 4.04m MAX)

Snug

12' 7" MAX x 10' 11" MAX (3.84m MAX x 3.33m MAX)

Kitchen

12' 8" MAX x 11' 1" MAX (3.86m MAX x 3.38m MAX)

Guest W/C

Garage

17' 6" MAX x 16' 6" MAX (5.33m MAX x 5.03m MAX)

First Floor

Bedroom One; En-Suite

20' 2" MAX x 16' 6" MAX (6.15m MAX x 5.03m MAX)

Bedroom Two

16' 5" MAX x 11' MAX (5.00m MAX x 3.35m MAX)

Bedroom Three

12' 8" MAX x 10' 11" MAX (3.86m MAX x 3.33m MAX)

Bedroom Four

12' 10" MAX x 11' 6" MAX (3.91m MAX x 3.51m MAX)

Family Shower Room



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welcome to

Butts Garth, Thorner Leeds

- DETACHED FOUR-BEDROOM FAMILY HOME
- INTEGRATED WARDROBES IN ALL BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- THREE SPACIOUS RECEPTION ROOMS
- WELL MAINTAINED THROUGHOUT

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers over

£800,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CGT110936 - 0004

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