



**The Bungalow Butcher Hill, Horsforth Leeds LS18 4HN**



**welcome to**

**The Bungalow Butcher Hill, Horsforth Leeds**

With accommodation over three floors this is such a unique property and internal viewing is highly recommended. Well presented ready to move into accommodation. Two generous reception rooms. Modern kitchen diner. Generous driveway and detached garage! Set on an extensive plot.



## The Bungalow, Butcher Hill

WOW such a deceiving spacious three bedroom property offering ready to move into accommodation situated over three floors. Internal viewing is a must to really appreciate the accommodation on offer as it is impossible to assess from the outside. The property briefly comprises; Entrance hall, spacious lounge, dining room with French patio doors and two double bedrooms to the ground floor. The lower ground floor offers the large modern kitchen diner, useful utility room, home office and downstairs shower room. To the first floor and accessed via a spiral staircase in the dining room is the third bedroom which is versatile in use. The property sits on a generous plot with ample garden space, large driveway and detached double garage providing ample off street parking and storage. There is great potential to extend (with relevant planning permission) Butcher Hill is located in a great location close to local amenities, good schools and transport links

### Ground Floor Entrance Hallway

Door to the front opens into a lovely welcoming hallway, radiator and carpet.

### Living Room

14' 8" max x 12' 1" ( 4.47m max x 3.68m )  
A really lovely living room with neutral decor, attractive ceiling cornice, recessed fire, radiator and bay window to the front.

### Dining Room

12' 2" x 13' 8" ( 3.71m x 4.17m )  
The second reception room is ideal as a dining room with tiled flooring, French patio doors, modern radiator, stairs leading down to the lower ground floor, further door and spiral staircase leading up to the first floor.

### Bedroom One

13' 8" max x 11' 10" max ( 4.17m max x 3.61m max )  
A generous double bedroom with neutral decor, useful fitted wardrobes, radiator and bay window to the front.

### Bedroom Two

10' 10" x 8' ( 3.30m x 2.44m )  
A second double bedroom with neutral decor, laminate flooring, radiator and window.

### Bathroom

9' 4" max x 9' 4" max ( 2.84m max x 2.84m max )  
\*L Shaped Room\*  
The modern part tiled bathroom comprises; Bath, low flush wc and wash basin. Heated towel rail and window.

### Lower Ground Floor

#### Kitchen Diner

19' 11" max x 13' 6" ( 6.07m max x 4.11m )

The modern kitchen offers a range of wall and base units in a black gloss finish with complimentary granite work surfaces over which incorporates a stainless steel sink unit and gas hob. Integrated dishwasher and double oven. Space for fridge freezer, ceramic tiled flooring, useful cupboard, kitchen island breakfast bar. Windows and door to the rear.

### Utility Room

14' 7" x 13' 5" ( 4.45m x 4.09m )  
\*Restricted head height\*  
A well appointed and spacious utility room with a range of wall and base units with laminate tops, sink, space for tumble dryer, washing machine, radiator and ample storage space.

### Home Office

10' 10" x 9' 9" ( 3.30m x 2.97m )  
\*Restricted Head Height\*  
A useful home office with tiled flooring

### Shower Room

9' 1" x 6' 10" ( 2.77m x 2.08m )  
A useful shower room to the lower ground floor which comprises; Walk in shower cubicle, pedestal wash basin, low flush wc, tiled flooring and walls, heated towel rail and extractor.

### First Floor

#### Bedroom Three

22' 1" max x 16' 6" max ( 6.73m max x 5.03m max )  
\*Measurements are into eaves with highly restricted head height\*  
The spiral staircase from the dining room allows access to this great versatile space with neutral decor, laminate wood flooring, radiator and skylight.

### Outside

The property sits on a generous plot with mature gardens to the front and side, with a raised patio seating area, well stocked plants, shrubs, hedges and trees maintaining a good degree of privacy. There is a generous gated driveway providing ample off street parking which leads to a double detached garage with electric up and over doors.

### Garage

20' 1" x 23' 4" ( 6.12m x 7.11m )  
A useful detached garage with power, light and up and over doors and additional door to the side, providing off street parking and storage. This is a great space and would be ideal to convert to use as an annex with relevant planning permissions.

### Agents Note

The property also owns half of the land to the left hand side which could be utilised for extra parking.



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## The Bungalow Butcher Hill, Horsforth Leeds

- Three Bedroom Home
- Set Over Three Floors
- Generous Driveway & Garage
- Home Office & Utility Room
- Modern Kitchen Diner

Tenure: Freehold EPC Rating: D

# £395,000



Lower Ground Floor



Ground Floor



First Floor



Garage

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No liability is taken for any error, omission or misstatement. Details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. Must rely upon its own inspection(s). Powered by www.focalagent.com



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