



Butt Lane, Leeds, LS12 5AY

welcome to

Butt Lane, Leeds

One of just three unique bungalows built behind the main road affording this plot size and privacy. Spacious throughout with 2 reception rooms, dining kitchen, 3 bedrooms, a shower room, separate WC, and boarded loft. Two lawns, patio, multicar drive, and a large garage with conversion potential.



Entrance Hall

12' 5" max x 5' 8" max (3.78m max x 1.73m max)

The entrance hall is warmly appointed with a radiator and finished with stylish laminate flooring, creating a welcoming first impression.

Lounge

17' max x 12' max (5.18m max x 3.66m max)

The lounge features a charming stone fireplace as its focal point, complemented by a cosy carpet underfoot. A double-glazed front-facing window allows natural light to fill the space, while a fitted radiator ensures year-round comfort.

Kitchen

13' 7" max x 11' 9" max (4.14m max x 3.58m max)

The kitchen is well-appointed with a range of wall and base units, centred around a stainless steel sink positioned beneath a rear-facing double-glazed window. It benefits from durable laminate flooring and a convenient rear door that opens to the garden and patio. Modern appliances include an electric hob and oven, a brand-new fridge freezer, and a radiator for added comfort.

Dining Room

12' max x 9' 4" max (3.66m max x 2.84m max)

The dining room features a carpet, radiator, and a double-glazed window overlooking the rear garden.

Bedroom One

12' max x 11' max (3.66m max x 3.35m max)

Bedroom One is a comfortable and well-presented space, featuring a fitted wardrobe for convenient storage, a front-facing double-glazed window that brings in natural light, and a radiator for year-round warmth. The room is laid with soft carpet, adding a cosy and inviting feel.

Bedroom Two

11' max x 8' 5" max (3.35m max x 2.57m max)

Bedroom Two is a bright and comfortable space, featuring a rear-facing double-glazed window that brings in natural light. It includes a fitted radiator for warmth and is fully carpeted.

Bedroom Three

12' max x 8' 8" max (3.66m max x 2.64m max)

Bedroom Three is a bright and comfortable space, featuring a front-facing double-glazed window, a fitted radiator for warmth, and soft carpeting for added comfort.

Bathroom

8' 5" max x 8' 4" max (2.57m max x 2.54m max)

This spacious bathroom is neatly finished with tiled walls and laminate flooring, and includes a wash basin, a shower, and a generously sized storage cupboard. A rear-facing double-glazed window allows natural light to brighten the space, creating a fresh and functional environment.

Separate Wc

5' 2" max x 3' max (1.57m max x 0.91m max)

The separate WC has been newly fitted, offering a fresh and modern finish. A frosted double-glazed side window provides natural light while maintaining privacy.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



Floor Plan

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 details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Butt Lane, Leeds

- NO CHAIN
- Prime Butt Lane location with reservoir views
- Huge bungalow plot, 2 lawns, patio & multicar drive
- Large attached garage with conversion potential
- 2 reception rooms + large dining kitchen

Tenure: Freehold

EPC Rating: D

Council Tax Band: D

offers over

£385,000

directions to this property:

- Head north up Tong Road from the Ring Road towards Tong
- At the first set of lights turn right onto Butt Lane
- Pass the shops on the left, and then turn right into Butt Row - (a short side road - 75 Butt Lane is the first bungalow with white gates that you come to and is set back behind 69 Butt Lane - see attached aerial view.



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY115849 - 0011

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