

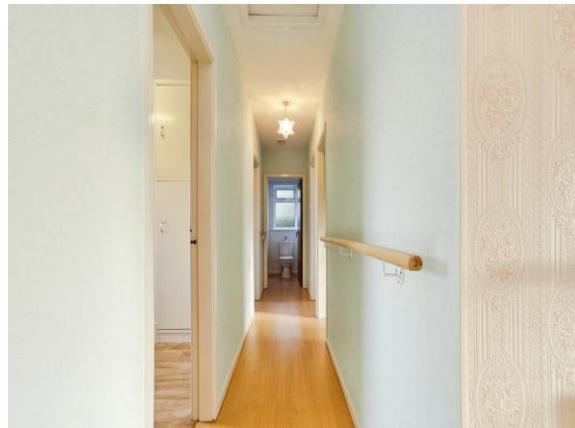


**Butt Lane, Leeds LS12 5AY**

**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.



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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

# £375,000



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### 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



Property Ref:  
PDY115849 - 0012

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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