

Park Row



Butterbowl Road, Farnley, Leeds, LS12 5JE

Offers Over £180,000



**** CLOSE TO AMENITIES ** FOUR BEDROOMS **** Situated in Farnley, West Leeds, this property briefly comprises: Entrance Hall, Lounge Diner and Kitchen. To the First Floor are two bedrooms and Bathroom, to the Second Floor are a further two bedrooms. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'**



GROUND FLOOR ACCOMMODATION

UPVC door with top section having leaded double glazed panel to the front elevation.

Hall

7'8" x 4'0" (2.35m x 1.22m)

Keypad for intruder alarm. UPVC double glazed window to the side elevation, wood flooring and storage cupboard. Doors leading off:

Lounge Diner

19'9" x 10'6" (6.04m x 3.22m)



UPVC double glazed French doors to the rear elevation flanked by uPVC double glazed windows. Further uPVC double glazed window to the front elevation, wood flooring, central heating radiators and television point. Timber door with top section having single glazed frosted panels leading into:



Kitchen

11'2" x 7'8" (3.41m x 2.36m)



Range of beech effect base and wall units with chrome bowed handles and two of the wall units having glass fronted display cabinets with downlighting. Single bowl stainless steel sink and drainer with chrome mixer tap over set into marble effect laminate work surface. Integrated appliances including: brushed steel electric oven and four ring gas hob with brushed steel electric extractor fan over benefitting from downlighting. Plumbing for washing machine. UPVC door with top section having double glazed leaded panel to the side elevation and uPVC double glazed window to the rear elevation. Tiled flooring.



FIRST FLOOR ACCOMMODATION

Landing

Balustrade and spindles. UPVC double glazed window to the side elevation and keypad for intruder alarm. Stairs leading to Attic Conversion and doors leading off:

Bedroom One

15'1" x 8'10" (4.61m x 2.71m)

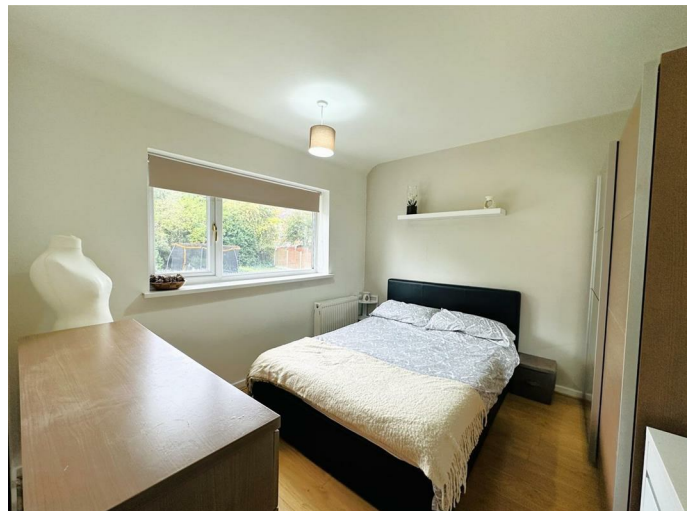


Overstairs storage cupboard housing the boiler. Two uPVC double glazed windows to the front elevation, central heating radiator and wood effect flooring.



Bedroom Two

12'3" x 10'0" (3.75m x 3.06m)



UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring.

Bathroom

7'4" x 5'5" (2.26m x 1.66m)



White 'P' shaped bath with chrome mixer tap over. Further chrome shower over bath with chrome trimmed shower screen. The bath area is wet walled to ceiling height. White low flush w.c with chrome fittings and white wash hand basin with chrome mixer tap over set into grey vanity unit with chrome 'T' bar handles. The remainder of the bathroom is wet walled to mid height. UPVC double glazed frosted windows to the rear and side elevation. Extractor fan, heated towel rail and wood effect flooring benefitting from underfloor heating.

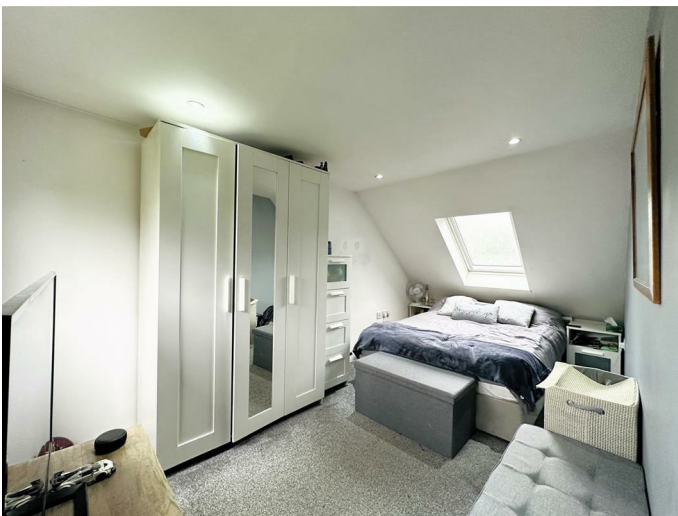
SECOND FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the rear elevation and doors leading off.

Bedroom Three

14'7" x 9'11" (4.47m x 3.03m)



UPVC double glazed window to the rear elevation and double glazed skylight window to the front elevation. Central heating radiator and television point.



Bedroom Four

11'1" x 7'3" (3.38m x 2.23m)



Double glazed skylight window to the front elevation and central heating radiator.

EXTERIOR

Front



Storm porch and pathway leading partially along the front. The front garden is laid to lawn with herbaceous borders and boundaries defined by timber fence and hedging. Timber pedestrian access gate giving access onto pedestrian footpath. Pathway running along the side of the property to further timber pedestrian access gate giving access along the side and to the rear. Outside electrical point.

Rear



Outside floodlight on 'PIR' sensor and tap. Raised timber decked patio area with inset lighting. The second tier of garden is predominantly laid to lawn with timber fence, concrete posts and gravel boards. Brick built storage outhouse having power and lighting, uPVC door and uPVC double glazed window to the front elevation.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: Leeds City Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains


Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any



offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:


SELBY - 01757 241124

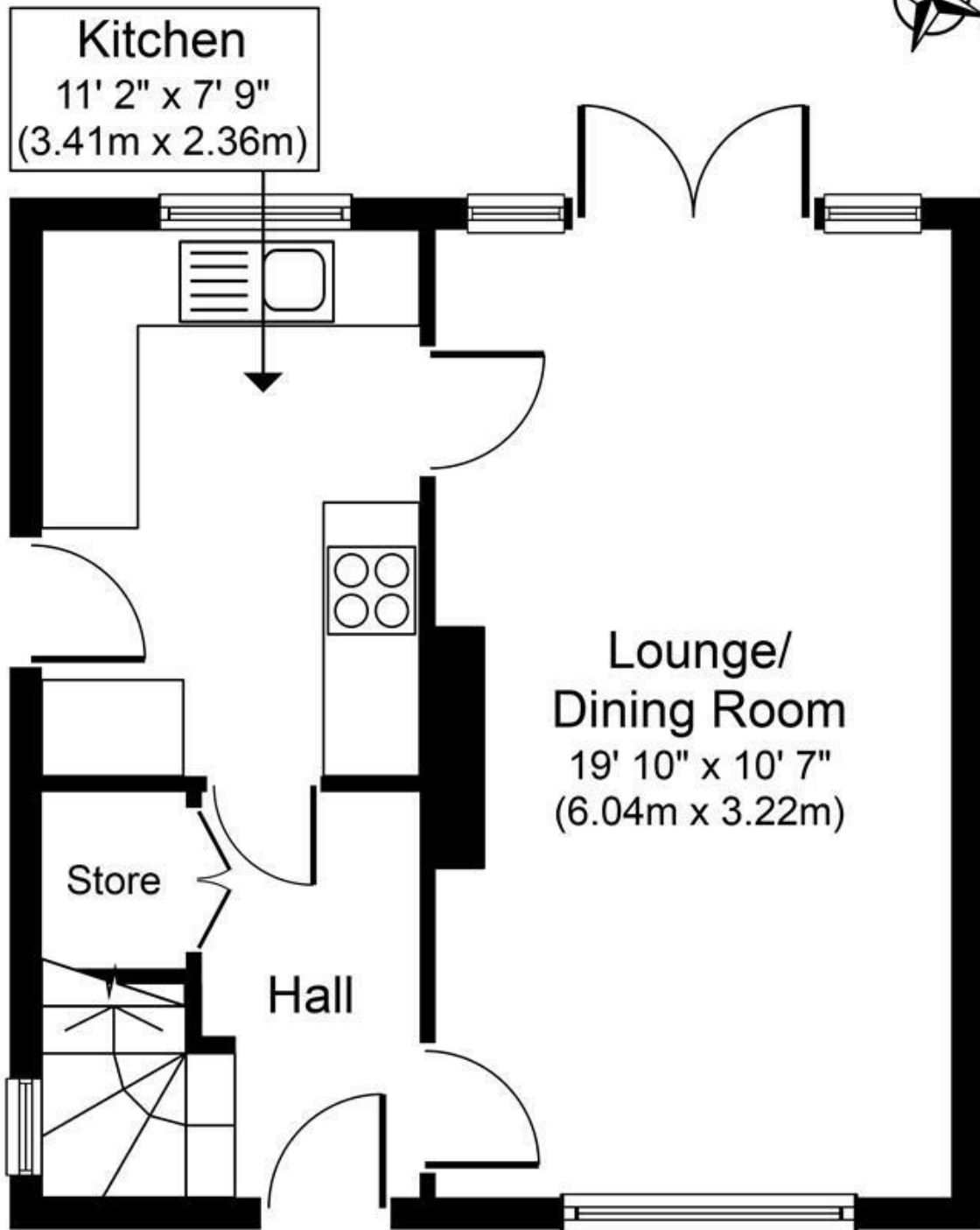
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

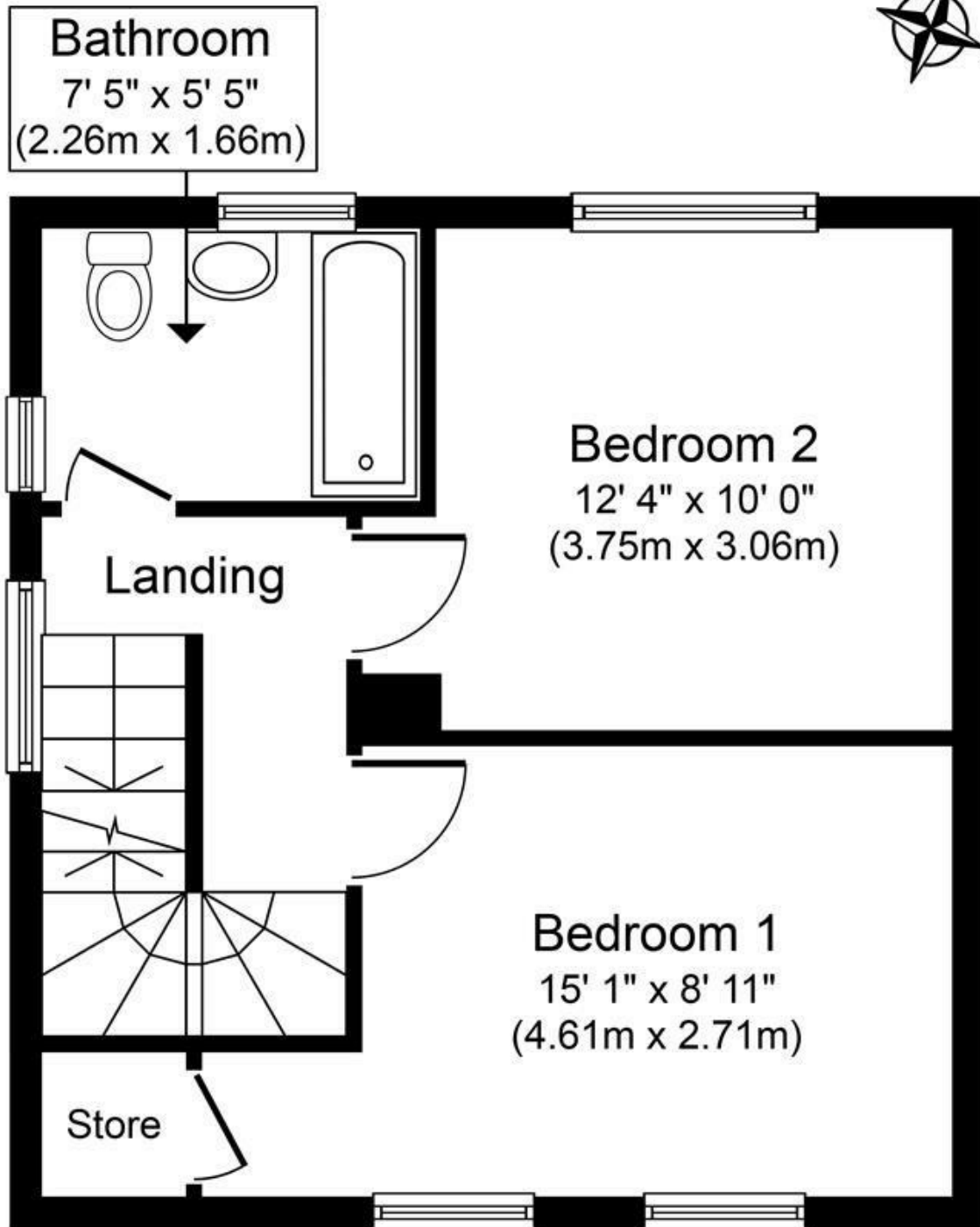




Ground Floor
Approximate Floor Area
366 sq. ft.
(34.0 sq. m.)

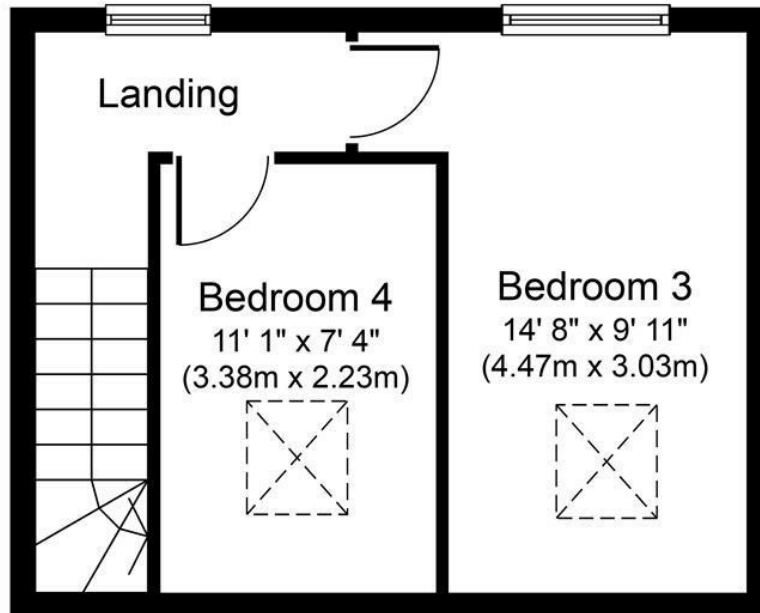
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
366 sq. ft.
(34.0 sq. m.)

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Second Floor
Approximate Floor Area
269 sq. ft.
(25.0 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A		02-10 A	
81-91 B		11-20 B	
69-80 C		21-30 C	
55-68 D		31-40 D	
43-54 E		41-50 E	
31-42 F		51-60 F	
1-20 G		61-70 G	
All energy efficient - higher ranking costs		All environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC