



132 Butterbowl Drive Leeds



3 Bedroom House - Terraced £179,995

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132 Butterbowl Drive, Farnley, Leeds, West yorkshire, LS12 5RA

GROUND FLOOR:

Front Entrance Porch:

Access via a part glazed front entrance door, double glazed window

Hallway:



Access all rooms:

Fitted Breakfast Kitchen:



Double glazed window, a wide range of fitted wall, drawer & base units, work surfaces, electric hob, extractor fan above, a built under oven / grill, inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, a fitted breakfast counter, central heating radiator

Downstairs WC / Cloakroom:

Double glazed window, low flush WC, wash basin

Living Room:



Double glazed window, a fire place & hearth, television point, ample space for a range of living room furniture, central heating radiator

Rear Porch:

Double glazed window, access to the rear garden

FIRST FLOOR:

Landing:

Access to the first floor accommodation

Bedroom One:



Double glazed window, a range of fitted wardrobes, central heating radiator

Bedroom Two:



Double glazed window, fitted wardrobe / storage cupboard, central heating radiator

Bedroom Three:



Double glazed window, fitted wardrobes, central heating radiator

Bathroom / WC:



Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

TO THE OUTSIDE:



Gardens:



The front garden is paved & low maintenance as well as being fully enclosed. The rear garden is also paved & fully enclosed. The rear also includes a good sized shed with power & lighting.

Off Street Parking / Driveway:



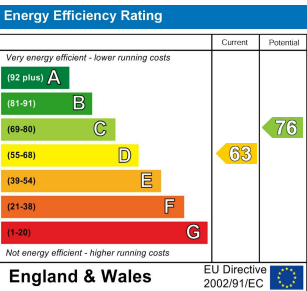
A driveway to the front of the property provides useful off street parking for two family sized cars.

Council Tax Band & EPC Rating:

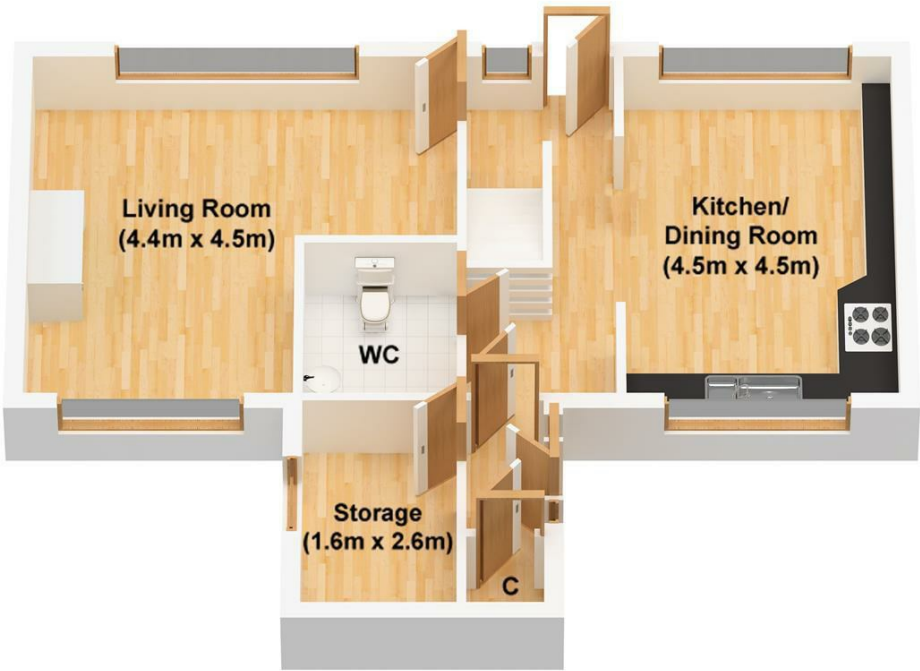
Council Tax Band: A / EPC Rating: D

EPC Link:

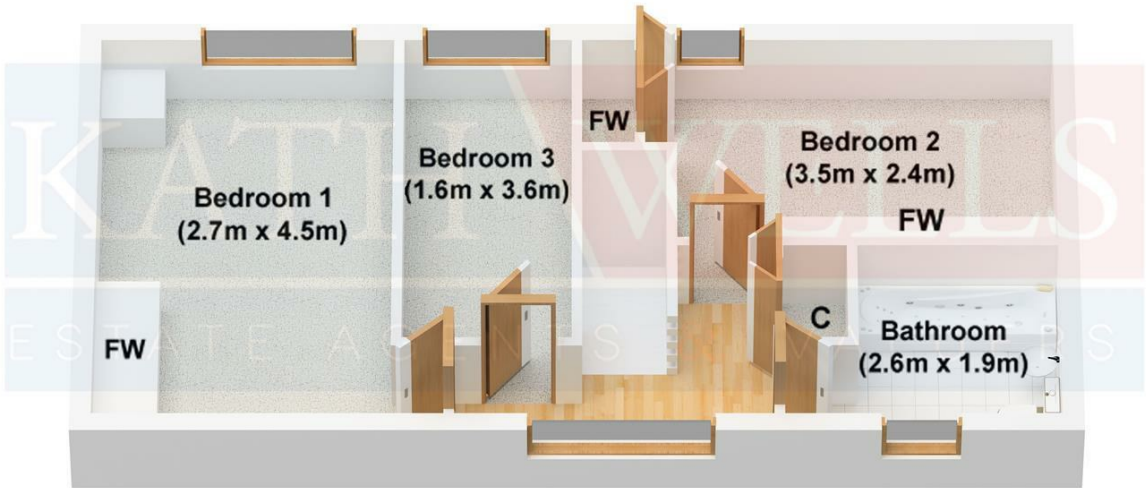
<https://find-energy-certificate.service.gov.uk/energy-certificate/9158-9071-6292-4871-0930>



Floor Plan



Ground Floor
Approx. 47.67 sqm.
(513.11 sqft.)



First Floor
Approx. 40.95 sqm.
(440.78 sqft.)