HUNTERS®

HERE TO GET *you* THERE



Butt Lane

Farnley, LS12 5AY

£1,300 Per Month

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Council Tax: C





47 Butt Lane

Farnley, LS12 5AY

£1,300 Per Month





- 1930s style brick built semi detached house
- Well presented throughout
- Enclosed rear garden with privacy
- Double length sized garage
- Three generous sized bedrooms
- Living room and kitchen/diner
- Modern white bathroom with shower
- Ideal for couple or young family

In our opinion the property is well presented throughout and with the benefit of PVC DOUBLE GLAZED WINDOWS and GAS FIRED CENTRAL HEATING, comprising; ENTRANCE HALLWAY, with staircase to the upstairs and a door leading to the LIVING ROOM, which has wood style laminate flooring. The room is illuminated with natural light through the large front bay window and an internal door leads to the KITCHEN/DINER.

The kitchen has a good range of beech style wall and base storage units with contrasting dark grey worktops, with an inset stainless steel sink and mixer tap, integrated double electric oven and electric induction hob unit, space for both an island unit with breakfast bar stools. A door leads to an under stairs storage cupboard and rear door leads to the porch, which has access to the rear garden and an internal sliding door to the UTILITY STORAGE CUPBOARD, with a washing machine and dryer and houses the gas central heating boiler.

Upstairs, from the landing is access to the bedrooms and bathroom. BEDROOM ONE is a double sized bedroom, BEDROOM TWO is a double sized bedroom with access to the loft space and BEDROOM THREE is a generous sized single bedroom, which could be used as a home office if preferred. The HOUSE BATHROOM has a combined modern white suite, including a P shaped bath with curved glass shower screen and a mains shower unit above, pedestal wash basin and matching toilet. The walls and floor have matching ceramic tiling.

Outside the house, the front garden has a low Boundary brick wall and has wood chippings with gravel pathway, the feature of the garden is the palm tree in the centre. A shared driveway leads to double length sized GARAGE.

Tel: 01132576198

KITCHEN/DINER
18'5" x 11'8" (5.61 x 3.56)

LIVING ROOM
15'4" x 14'7" (4.67 x 4.44)

BEDROOM ONE
12'2" x 10'7" (3.71 x 3.23)

BEDROOM TWO
12'5" x 11'7" (3.78 x 3.53)

BEDROOM THREE
8'7" x 7'3" (2.62 x 2.21)

BATHROOM/WC
7'8" x 5'6" (2.34 x 1.68)

REAR GARDEN

REAR ELEVATION

GARAGE









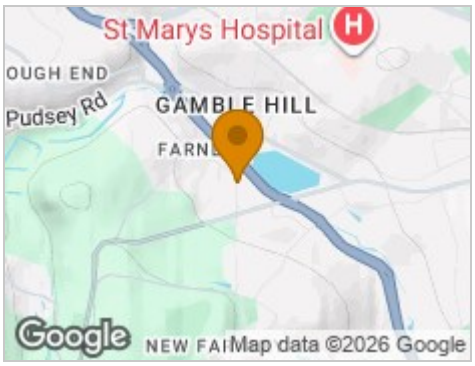
Road Map



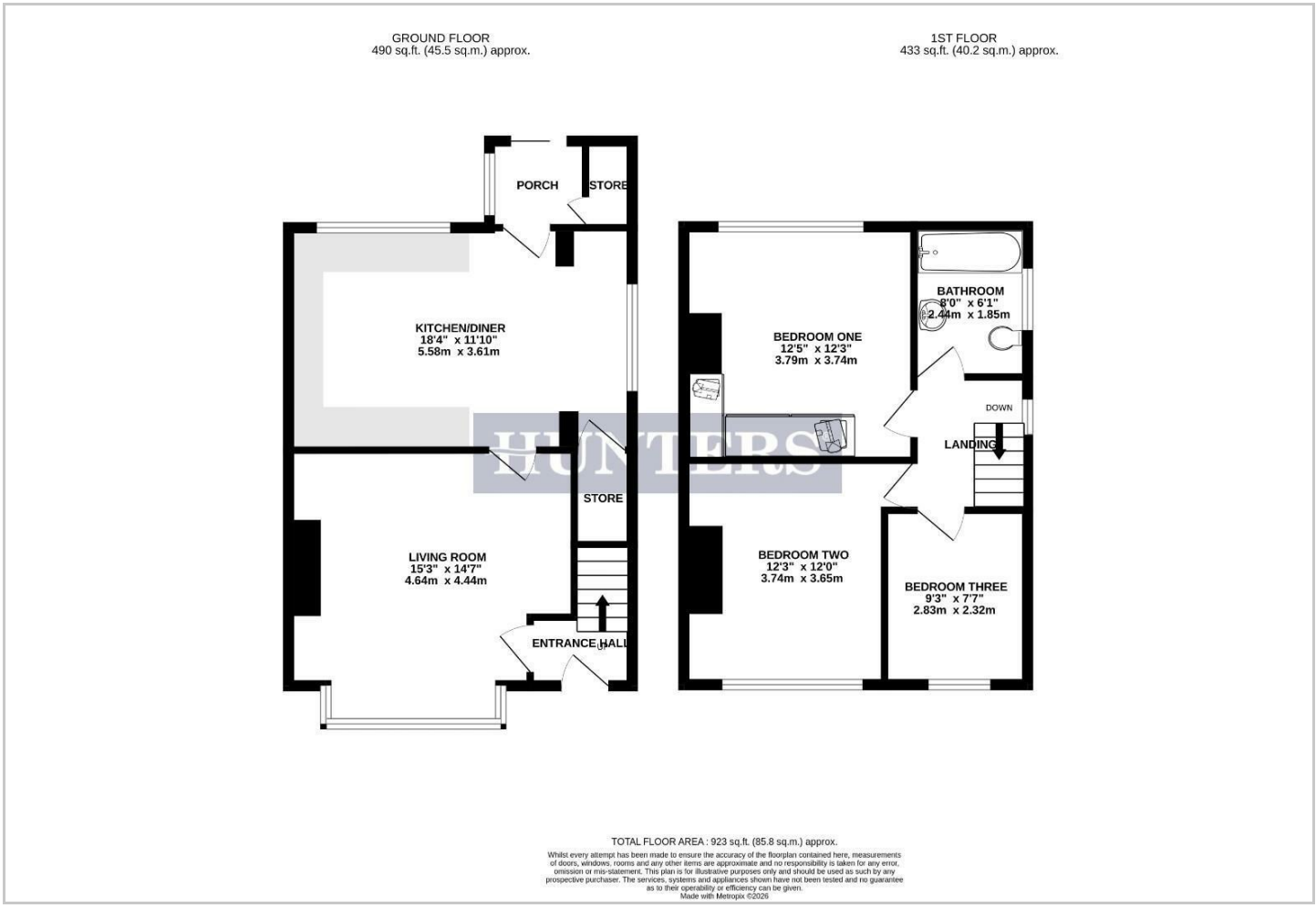
Hybrid Map



Terrain Map



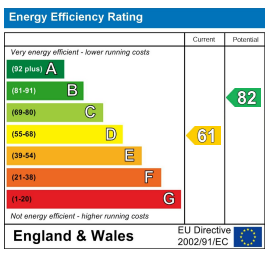
Floor Plan

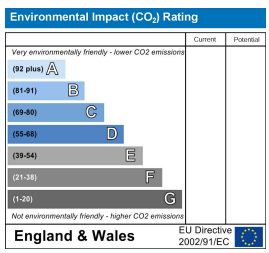


Viewing

Please contact our Hunters Pudsey Lettings Office on 01132576198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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