

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Butt Lane

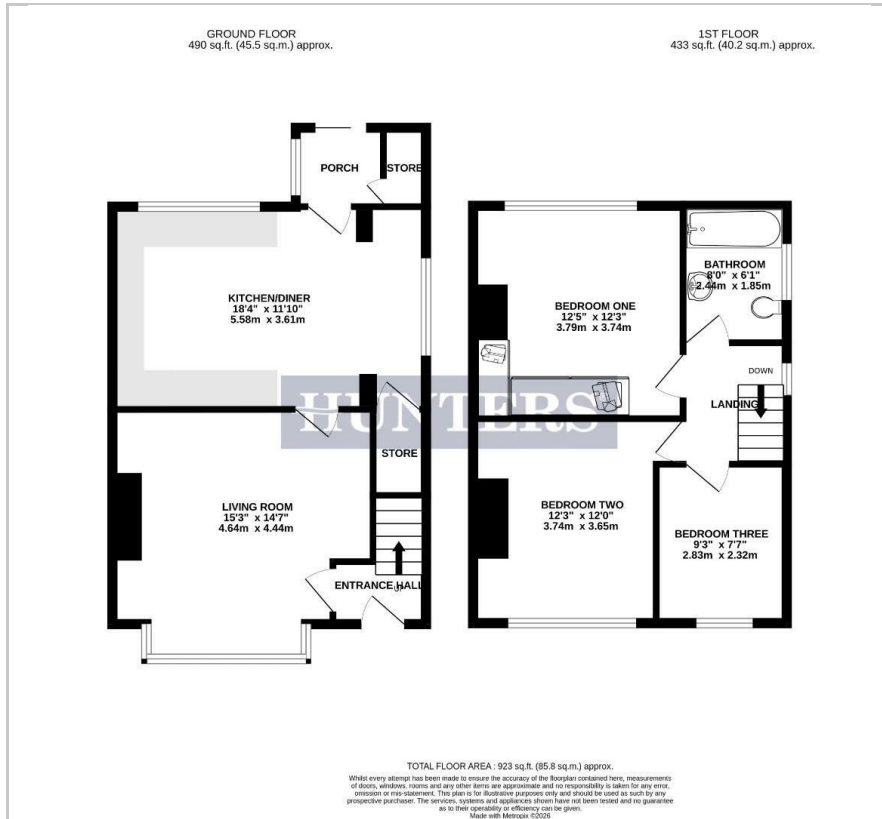
, Farnley, LS12 5AY

£1,300 Per Month



Council Tax: C

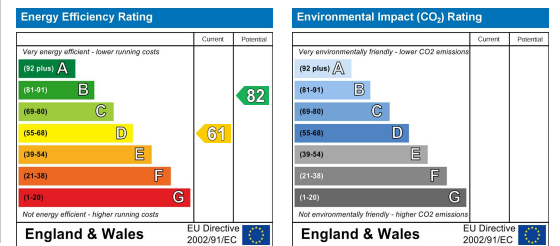
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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

This 1930s-style brick-built semi-detached house offers THREE GENEROUSLY SIZED BEDROOMS and is well presented throughout. The property benefits from an enclosed rear garden providing privacy, along with a double-length garage, offering excellent storage and parking options.

Situated in the popular residential area of Bramley, Leeds, this attractive red-brick home provides spacious internal accommodation and excellent external space, making it an ideal choice for families.

Located on Butt Lane, the property is well positioned for local schools, amenities, and transport links, with easy access to Leeds city centre and surrounding areas.



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**

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.