



## 132 Butterbowl Drive Leeds



### 3 Bedroom House - Terraced £179,995

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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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:**

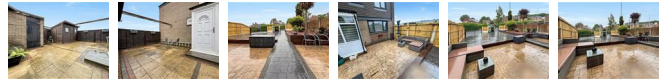


Double glazed window, a white suite comprising of a panelled bath with an electric shower above, low flush WC, wash basin, ladder style central heating radiator / towel warmer

**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:**

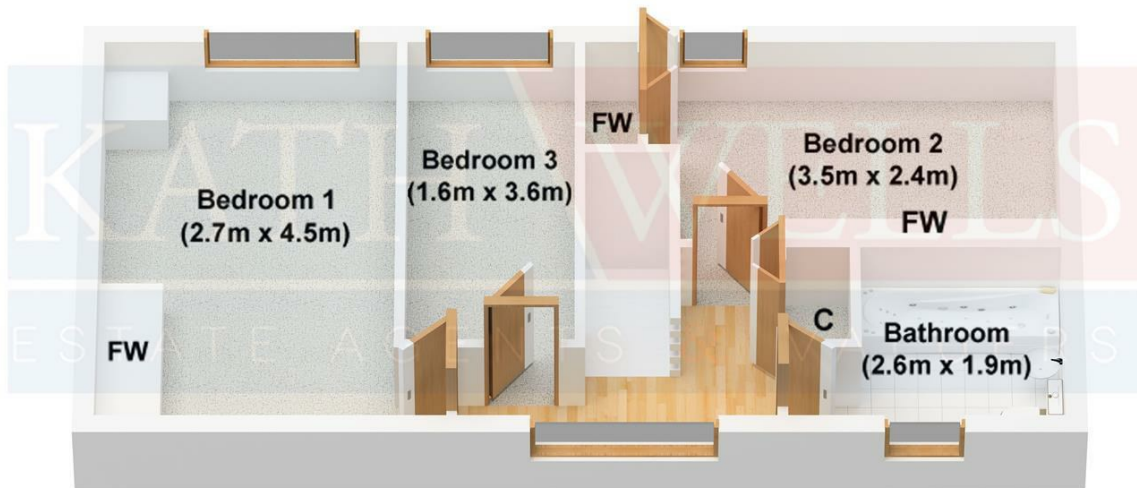
<https://find-energy-certificate.service.gov.uk/energy-certificate/9158-9071-6292-4871-0930>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

## Floor Plan



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



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