KATH | WELLS

ESTATE AGENTS & VALUERS

54 Butt Lane
Leeds



2 Bedroom Bungalow - Detached
£280,000

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GROUND FLOOR:

Entrance Porch:
Access via a part glazed front entrance door, double glazed window

Fitted Dining Kitchen:



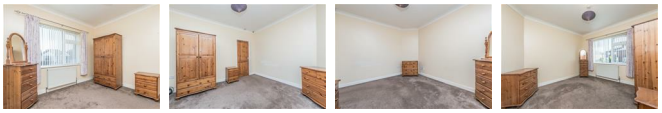
Double glazed window, a range of fitted wall, drawer & base units, work surfaces, extractor fan, an inset sink & drainer, plumbing for an automatic washing machine, ample space for a fridge / freezer, ample space for a dining table & chairs

Living Room:



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

Bedroom One:



Double glazed window, central heating radiator, a good sized double bedroom

Bedroom Two:



Double glazed window, central heating radiator

Wet room / WC:



Double glazed window, electric shower, low flush WC, wash basin, central heating radiator

Conservatory:



Double glazed window, access to the rear garden via a part glazed rear door

TO THE OUTSIDE:



Gardens:



The rear garden is a great size and consists of a large lawn, a paved seating area & is fully enclosed by fencing. The front garden is also a good size and is fully laid to lawn.

Off Street Parking / Driveway / Single Garage:



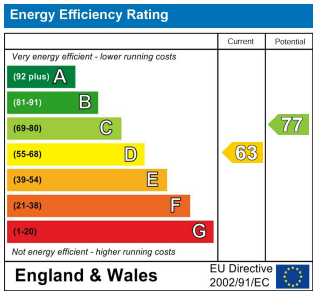
A driveway provides useful off street parking for three family sized cars. A single garage provides additional parking for another car & it provides a useful outside storage space as well as having an electric up and over door.

Council Tax Band & EPC Rating:

Council Tax Band: C / EPC Rating: D

EPC Link:

https://find-energy-certificate.service.gov.uk/energy-certificate/2720-2273-0086-6004-0603



Floor Plan


Conservatory
(3.3m x 3.0m)
Bathroom
(3.5m x 1.8m)
Porch
Kitchen/
Dining Room
(4.8m x 3.1m)
Bedroom 2
(2.9m x 3.1m)
Bedroom 1
(3.3m x 3.6m)
Living Room
(4.4m x 3.6m)