

54 Butt Lane Leeds



2 Bedroom Bungalow - Detached £299,995

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54 Butt Lane, Leeds, West Yorkshire, LS12 5AZ

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>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

