



Butterbowl Grove, LEEDS LS12 5BN

welcome to

Butterbowl Grove, LEEDS

End terrace property offers spacious and versatile accommodation, ideal for families. Benefiting from front and rear gardens, the property provides both practicality and strong potential.

Internally, the home is well laid out with generous living space.



Property Information

Spacious four-bedroom end terrace property offers generous accommodation ideally suited to family living. Well positioned within a popular residential area, the property benefits from front and rear gardens, combining both practicality and strong long-term potential.

Internally, the home provides a well-balanced layout with a bright lounge with sliding doors to a conservatory that has double doors leading to the garden creating a great indoor-outdoor flow, alongside a separate dining room and a functional kitchen with integrated appliances. With four well-proportioned bedrooms, a family bathroom, and a useful boarded loft with electric, the property offers flexible space for growing households or those working from home.

The area is particularly well regarded for its excellent local amenities, with a range of shops, supermarkets, and everyday conveniences close by. Families are well served by a selection of local schools, while nearby parks and green spaces provide ideal settings for outdoor activities. The location also benefits from strong transport links, with easy access into Leeds city centre and surrounding areas, making it ideal for commuters.

An excellent opportunity to acquire a substantial family home in a convenient and well-connected location, with scope to personalise and make it your own.

Downstairs Wc

Fitted with a WC and finished with lino flooring, offering everyday convenience.

Lounge

A bright and spacious reception room with sliding doors to a conservatory that has double door leading to the garden creating a great indoor-outdoor flow.

Dining Room

A separate dining space with a window to the side elevation, allowing additional natural light and flows beautifully into the kitchen.

Kitchen

Fitted with a range of units and featuring an integrated oven, hob, and extractor fan, along with plumbing for a washing machine.

Landing

Providing access to all bedrooms and the bathroom, with access to a boarded loft with electric, offering excellent additional storage.

Bedroom One

A double bedroom featuring wooden flooring and built-in storage.

Bedroom Two

A further double bedroom with wooden flooring and built-in storage.

Bedroom Three

A double bedroom with carpeted flooring, offering ample space for furnishings.

Bedroom Four

A bedroom positioned to the rear, benefiting from a storage cupboard.

Bathroom

Fitted with a suite comprising bath with shower over, wash basin, and WC.

Garden

Front Garden.

Garden to the front providing kerb appeal.

Rear Garden.

An enclosed and secure rear garden, featuring fencing and gated access, ideal for families and outdoor use.



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Butterbowl Grove, LEEDS

- Spacious Lounge with sliding doors to garden
- Separate dining room
- Downstairs WC + family bathroom
- Kitchen with integrated appliances
- Boarded loft

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PDY116778 - 0003

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