

**47 Fawcett Lane
Leeds**



**4 Bedroom House
£325,000**

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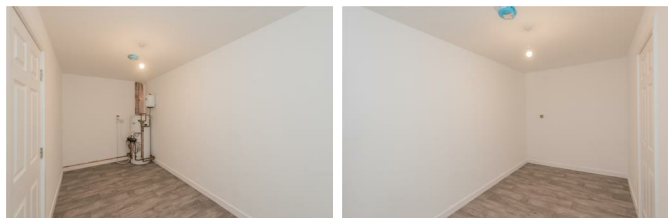
47 Fawcett Lane, Wortley, Leeds, West Yorkshire, LS12 4PE

GROUND FLOOR:

Hallway:

A spacious hallway with stairs to the first and lower ground floors

Store Room:

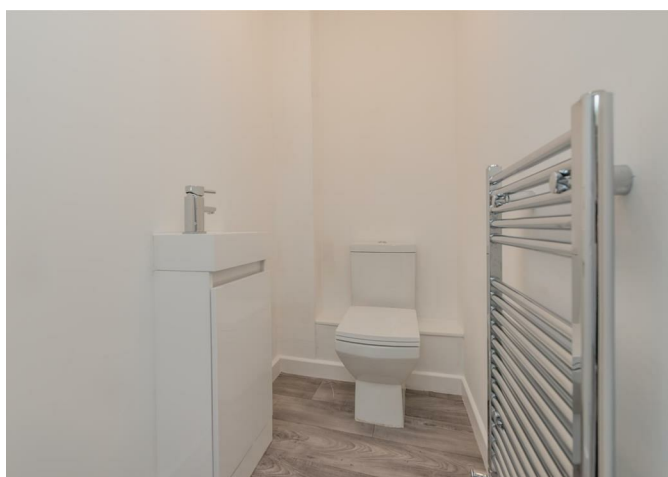


A useful storage area

Study:

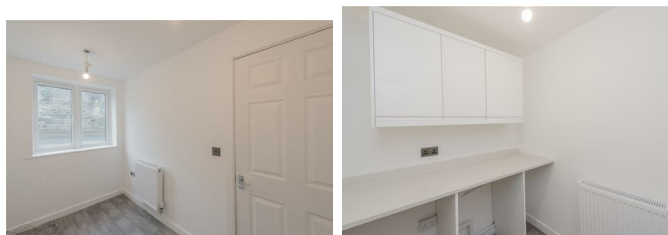
Double glazed window, ample space for use as a study / home office

Cloakroom / WC:



A modern white suite comprising of a low flush WC and a wash basin

Utility Room / Store:



A useful storage area

Living Room:



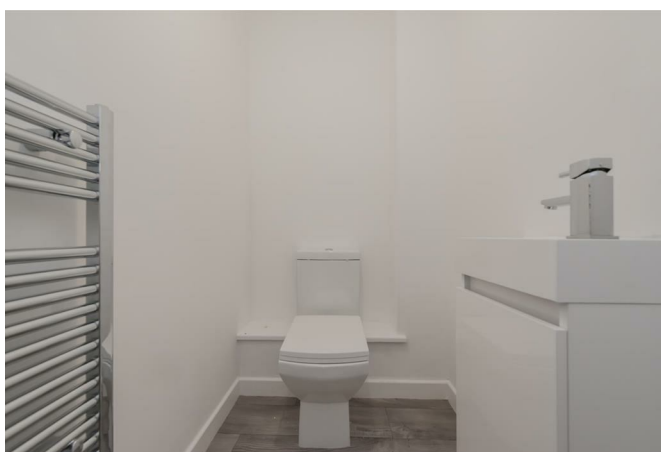
Double glazed window with views over the valley, a good sized space with ample room for furniture

LOWER GROUND FLOOR:

Hallway:

Access to the lower ground floor accommodation, under-stairs storage cupboard

Cloakroom / WC:



A modern white suite comprising of a low flush WC and a wash basin

Utility / Store Room:

A range of fitted cabinets, plumbing for an automatic washing machine, space for a tumble dryer

Fitted Dining Kitchen:



Double glazed bi-fold doors opening onto the rear garden, ample space for a dining table and chairs, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, electric hob, electric oven, extractor hood, integral fridge / freezer, integral dishwasher

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs to the second floor

Master Bedroom:



Double glazed window, double glazed doors opening onto a 'Roof Terrace' / balcony, fitted wardrobes, ample space for bedroom furniture

En- Suite Shower Room / WC:



A modern white suite comprising of a low flush WC, wash basin, shower cubicle with shower

Bedroom Two:



Double glazed window, fitted wardrobes, ample space for bedroom furniture

Family Bathroom/ WC:



A modern white suite comprising of a low flush WC, wash basin, panelled bath

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Bedroom Three:



Double glazed windows, fitted wardrobes, ample space for bedroom furniture

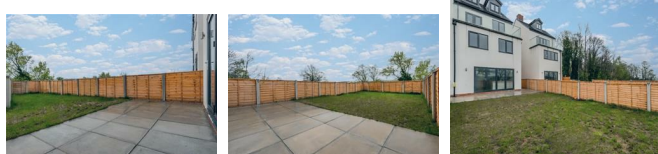
Bedroom Four:



TO THE OUTSIDE:



Gardens:



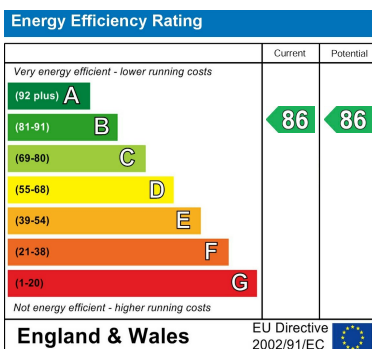
The front garden is mainly open plan. The rear garden is enclosed by fencing

Parking:

A driveway provides useful off street parking

EPC LINK:

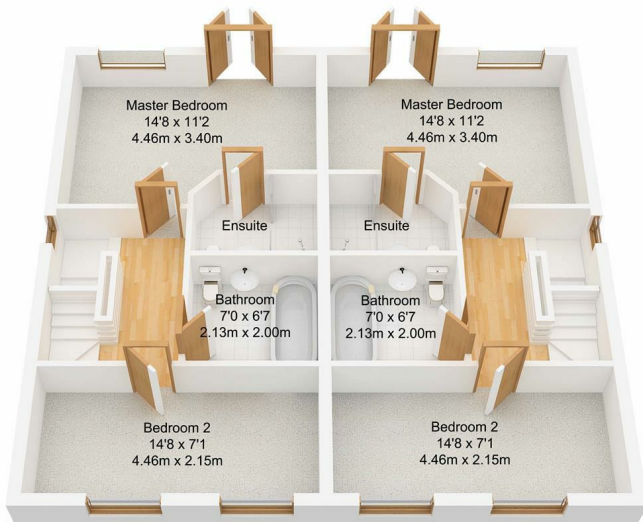
Energy Efficiency Graph



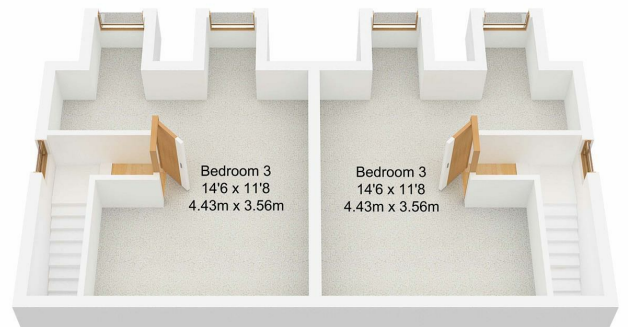
Floor Plan



Ground Floor
Approx. 100.09 sqm.
(1077.36 sqft.)



First Floor
Approx. 79.52 sqm.
(855.94 sqft.)



Second Floor
Approx. 44.80 sqm.
(482.22 sqft.)