

KATH WELLS

ESTATE AGENTS & VALUERS



45 Fawcett Lane, Leeds, LS12 4PE Offers In The Region Of £415,000

* SPACIOUS ACCOMMODATION FIVE BEDROOMS OVER FOUR FLOORS ** FAR REACHING VIEWS TO THE REAR ** LUXURY FIXTURES & FITTINGS ** NEW BUILD FAMILY HOME ** DG & CH ** PARKING ** INTEGRAL GARAGE *

AN IMPRESSIVE and beautifully presented SPACIOUS FOUR STOREY DETACHED HOUSE, situated in a MODERN DEVELOPMENT enjoying an enviable location in a popular residential area of Wortley close to Western Flats Park. Sleek anthracite windows & doors, stylish monochrome render with heritage brick and gardens to the front and rear compliment this contemporary home.

Outside the house is a delightful patio style garden to the rear and an open plan garden to the front. An INTEGRAL SINGLE GARAGE and a DRIVEWAY provide useful OFF STREET PARKING.

A viewing is highly recommended to appreciate the accommodation on offer. Please note the photographs used are 'artists impressions' showing how the property could be furnished. Council tax band E. Predicted Energy Assessment B. This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy, rating which might not represent the final energy rating of the property on completion. Once the property is COMPLETED A FINAL EPC RATING WILL BE ADDED

GROUND FLOOR:

Hallway:

Stairs to the lower ground floor and first floor

Cloakroom / WC

A guest cloakroom with a white suite comprising of a low flush WC and wash basin

Living Room:



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

LOWER FROUND FLOOR:

Hallway:

Access to the lower ground floor accommodation

Cloakroom / WC:

A guest cloakroom with a white suite comprising of a low flush WC and wash basin

Fitted Dining Kitchen:



Double glazed 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

Utility / Store Room: Bedroom Five

Fitted wall, drawer & base units, work surfaces, an inset sink and drainer, plumbing for an automatic washing machine / Could be used as Bedroom Five or Office space

FIRST FLOOR:

Landing:

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

Master Bedroom:



Double glazed doors opening onto a balcony, fitted wardrobes, ample space for bedroom furniture

En-suite Shower Room:

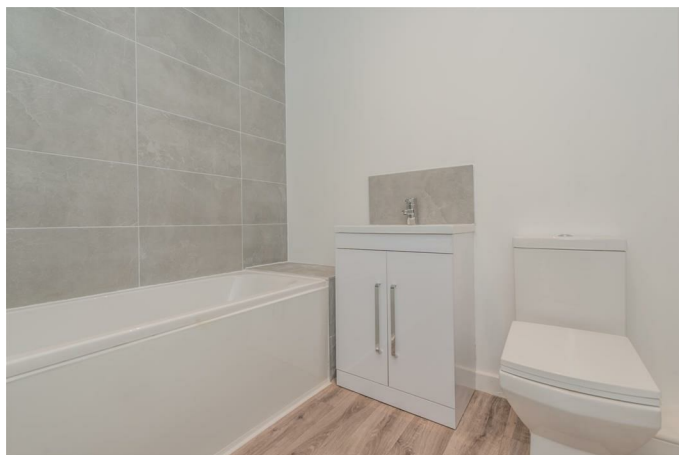


Double glazed window, a modern white suite comprising of a low flush WC, wash basin, shower cubicle with shower

Bedroom Two:

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

Family Bathroom / WC:



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

Bedroom Four:

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

TO THE OUTSIDE:



Parking:

A driveway provides useful off street parking and access to a single garage with power and light

Gardens:



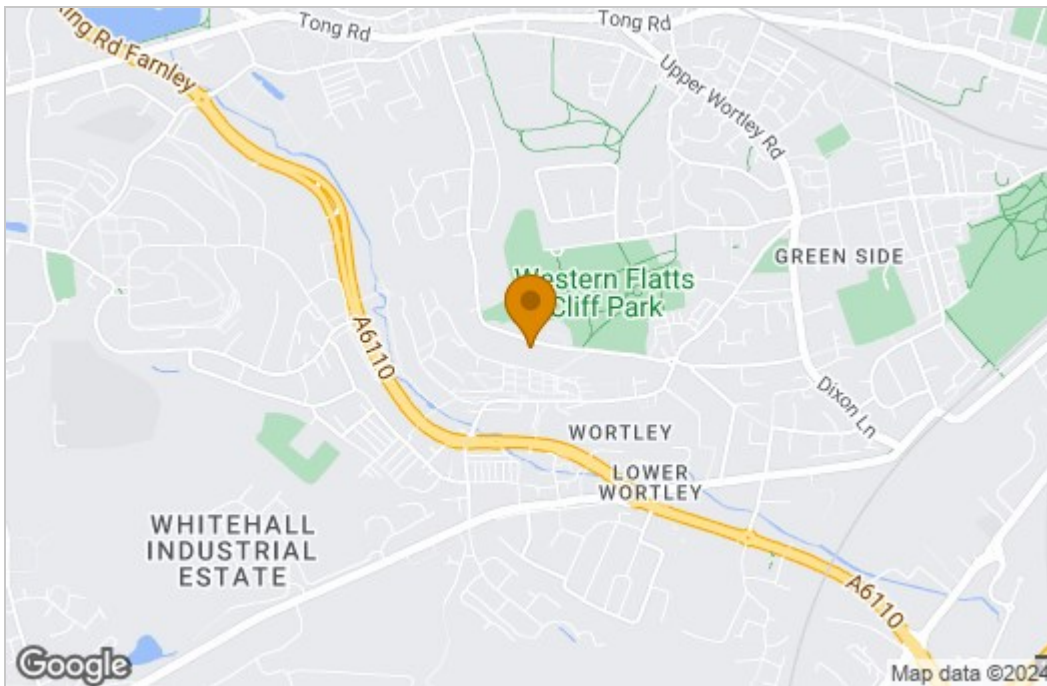
The front garden is mainly open plan. The rear garden is enclosed by fencing

Floor Plan

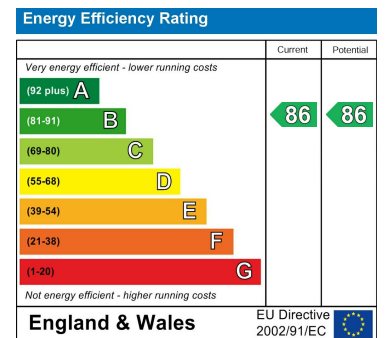


Lower Ground Floor
Approx. 53.88 sqm.
(579.95 sqft.)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.