

**19 Fawcett Lane
Leeds**



**3 Bedroom House - Semi-Detached
£279,995**

69 Lower Wortley Road
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19 Fawcett Lane, Wortley, Leeds, West Yorkshire, LS12 4PG

GROUND FLOOR

Entrance Hall



Access via a part glazed front entrance door, double glazed windows, central heating radiator, stairs rising to the first floor

Living Room



Double glazed bay window, a feature fireplace and hearth with an electric fire, television point, central heating radiator

Fitted Dining Kitchen



Double glazed window, double glazed external door, a modern range of fitted wall, drawer & base units, work surfaces, a range of integral kitchen appliances (fridge / freezer, electric double oven / grill, electric hob, extractor hood), an inset 1 1/4 bowl sink and drainer, laminated flooring, ample space for a dining table and chairs

FIRST FLOOR

Landing:

Double glazed window, access to the first floor accommodation and to the loft space

Bedroom One



A good sized double bedroom: double glazed window, central heating radiator, a range of fitted wardrobes with sliding doors

Bedroom Two



A good sized double bedroom: double glazed window, central heating radiator, a range of fitted wardrobes with sliding doors

Bedroom Three / Study:



Double glazed window, central heating radiator

Bathroom / WC:



Double glazed window, a modern white suite comprising of a panelled shower bath, a wash basin and low flush WC set into a vanity unit with storage, central heating radiator

TO THE OUTSIDE:

Gardens:

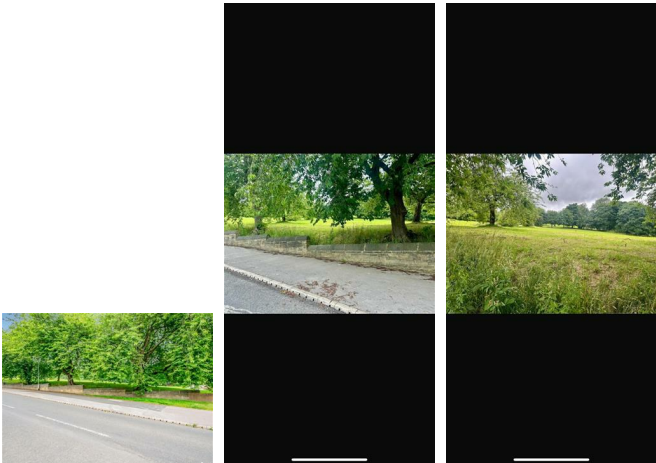


The front garden is partly enclosed and mainly block paved with some planting. The rear garden is a good size, over two levels and mainly low maintenance with a seating area and external lighting

Off Street Parking:

A block-paved driveway / hardstanding provides useful off street parking

Park Views:



The property overlooks Western Flatts Park

EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/4720-2266-0003-6008-0403>

EPC Rating & Council Tax Band:

EPC Rating: D / Council Tax Band: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor Plan

Ground Floor



First Floor

