

# KATH WELLS

ESTATE AGENTS & VALUERS



## 45 Fawcett Lane, Leeds, LS12 4PE Offers In The Region Of £375,000

\* 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:

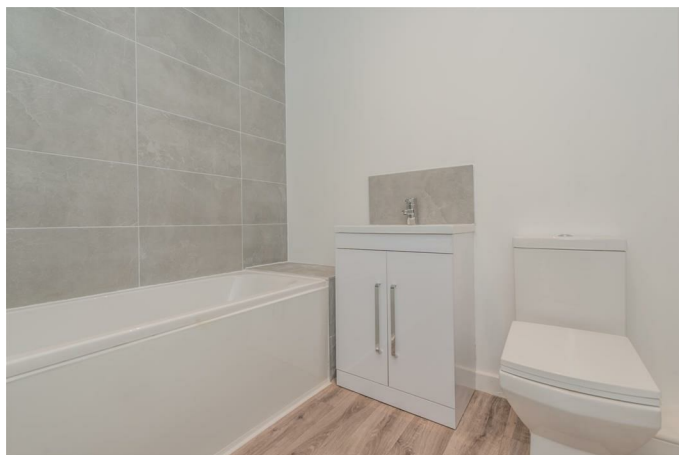


Double glazed window, a modern white suite comprising of a low flush WC, wash basin, shower cubicle with shower

### 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:**



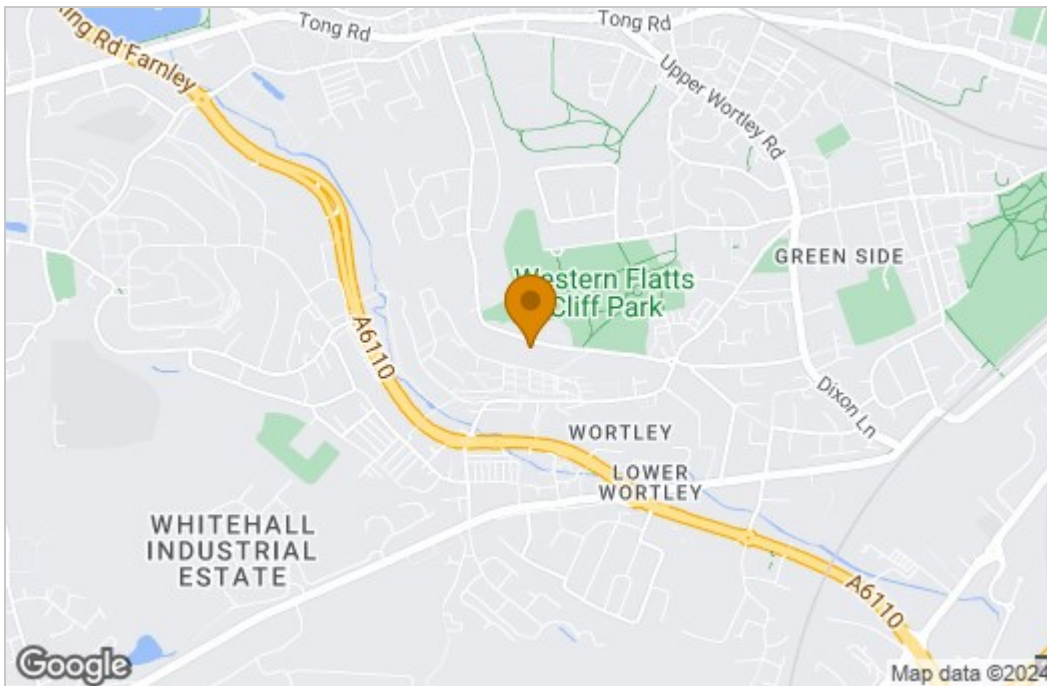
The front garden is mainly open plan. The rear garden is enclosed by fencing

## Floor Plan

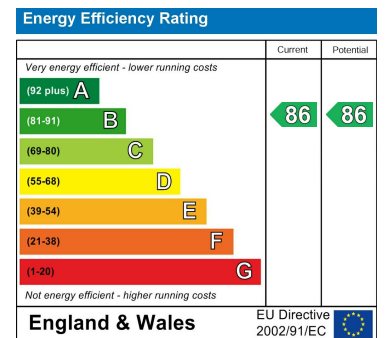


Lower Ground Floor  
Approx. 53.88 sqm.  
(579.95 sqft.)

## Area Map



## Energy Efficiency Graph



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