

**47 Fawcett Lane
Leeds**



**5 Bedroom House
£329,000**

69 Lower Wortley Road
Wortley
Leeds
West Yorkshire
LS12 4SL
Tel: 0113 231 1033
Fax: 0113 203 8333

Web Site
www.kathwells.com

email
sales@kathwells.com

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

GROUND FLOOR:

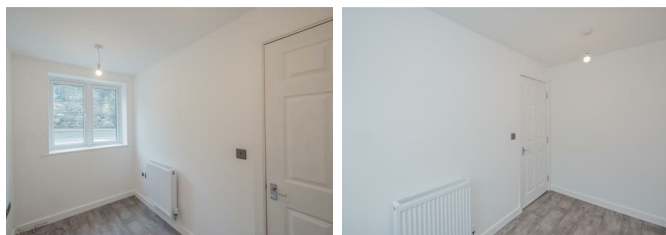
Hallway:

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

Store Room:

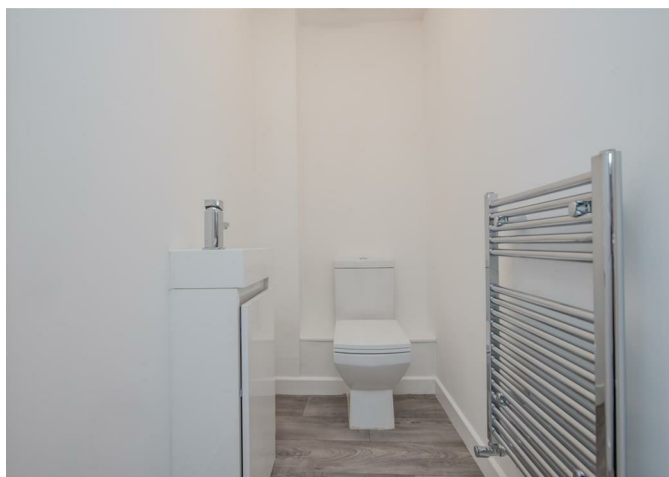
A useful storage area

Study: Bedroom Five:



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

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:



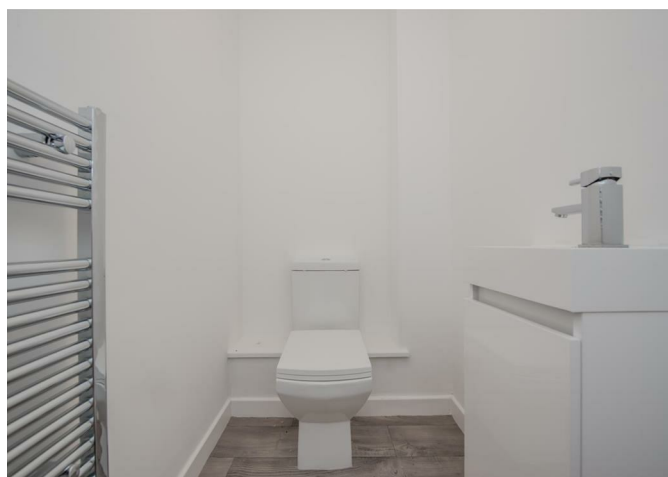
Double glazed window with views over the valley, a good sized space with ample room for furniture

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:



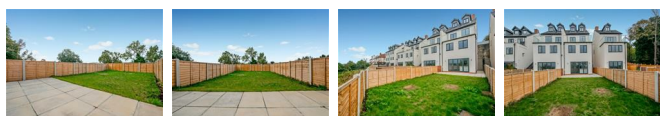
Double glazed windows, fitted wardrobes, ample space for bedroom furniture

Bedroom Four:



TO THE OUTSIDE:

Gardens:



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

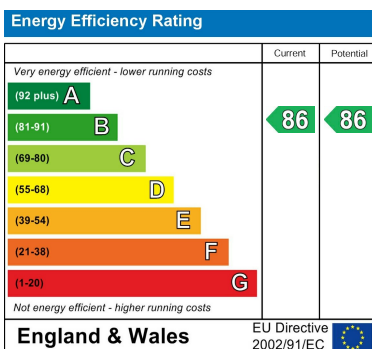
Parking:



A driveway provides useful off street parking

EPC LINK:

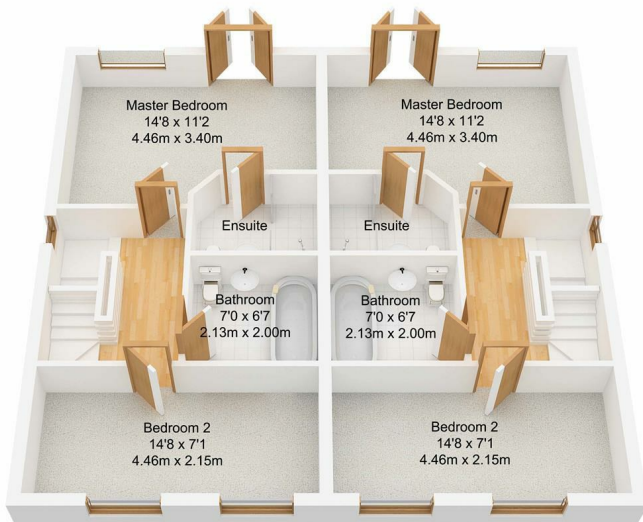
Energy Efficiency Graph



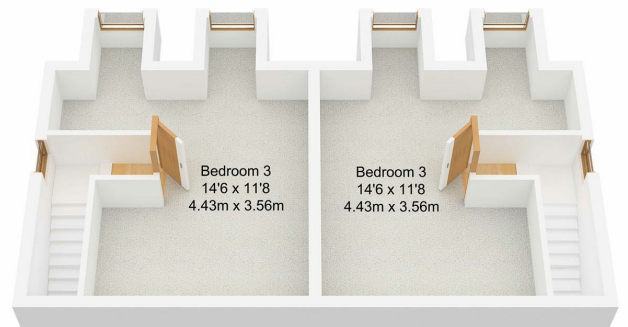
Floor Plan



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.)