



## 47a Fawcett Lane Leeds



## 4 Bedroom House £320,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
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# 47a Fawcett Lane, Wortley, Leeds, West Yorkshire, LS12 4PE

## GROUND FLOOR:

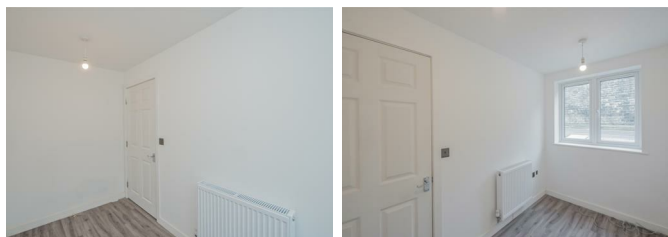
### Hallway:

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

### Store Room:

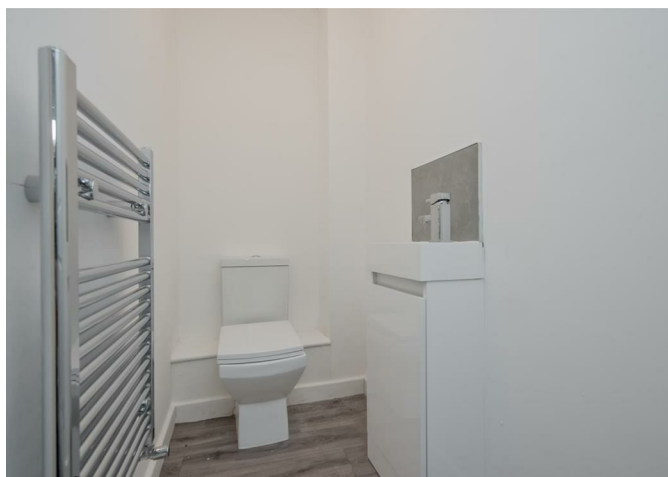
A useful storage area

### 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:



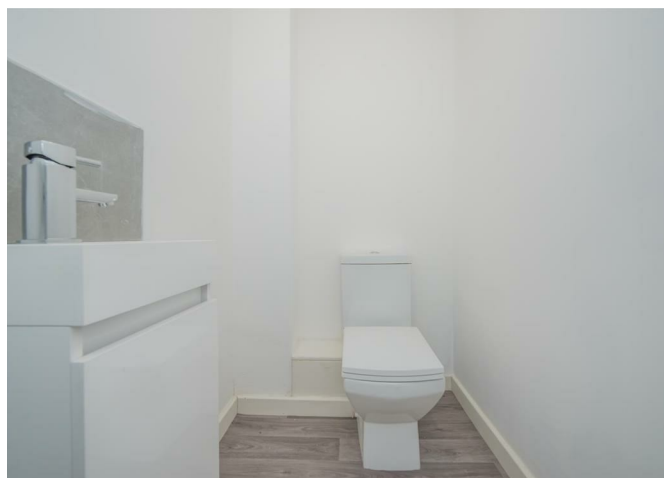
Double glazed window with views over the valley, a good sized space with ample room for furniture

## 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**



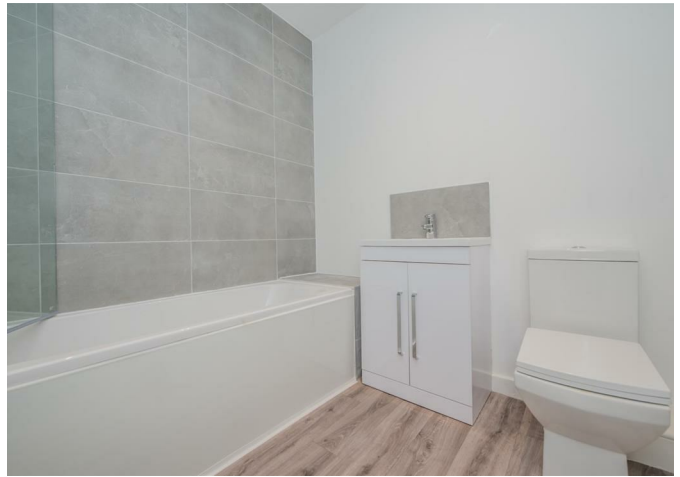
A modern white suite comprising of a low flush WC, wash basin, shower cubicle with shower

### **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:



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

## 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

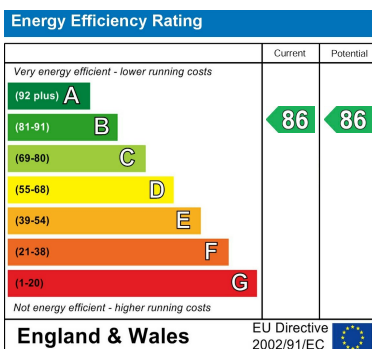
### EPC Link:

<https://find-energy-certificate.service.gov.uk/energy-certificate/3534-1735-9300-0433-7206>

### EPC : B

EPC; B

## Energy Efficiency Graph



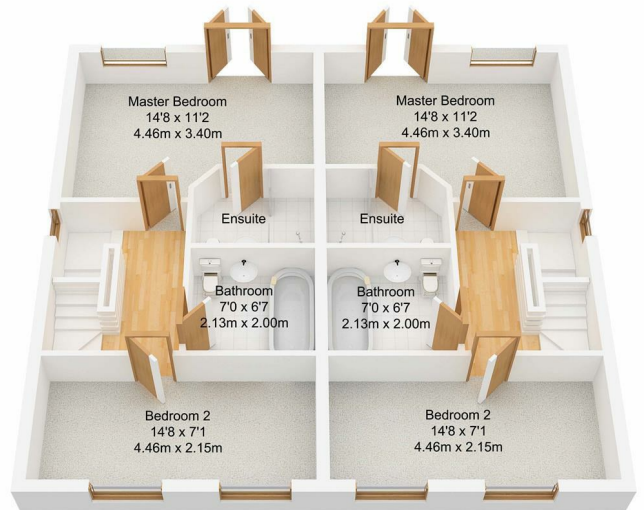
# Floor Plan



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



**Lower Ground Floor**  
Approx. 79.55 sqm.  
(856.26 sqft.)



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