



## 4 Lawns Square Leeds



## 3 Bedroom House - Detached £280,000

69 Lower Wortley Road  
Wortley  
Leeds  
West Yorkshire  
LS12 4SL  
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# 4 Lawns Square, New Farnley, Leeds, West Yorkshire, LS12 5RS

## Ground Floor:

### Living Room:



Double glazed window, central heating radiator, television point, ample space for living room furniture

### Inner Hallway:

Stairs rising to the first floor

### Fitted Dining Kitchen:



Double glazed window, double glazed rear door giving access to the conservatory and the rear garden, a range of modern fitted wall, drawer & base units, work surfaces, electric cooking hob with an extractor above, built under electric oven / grill, ample space for a fridge / freezer, plumbing for an automatic washing machine, a kitchen island with ample space for dining chairs

### Conservatory:



Tiled flooring, sliding doors giving access to the rear garden

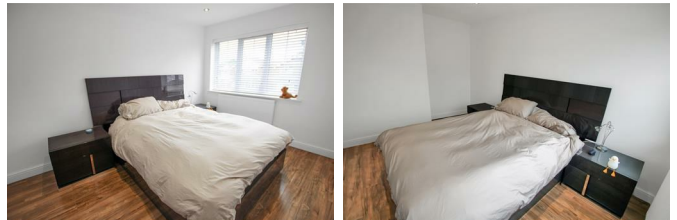
## FIRST FLOOR:

## Landing:



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

### Bedroom One:



Double glazed window, central heating radiator, ample space for bedroom furniture

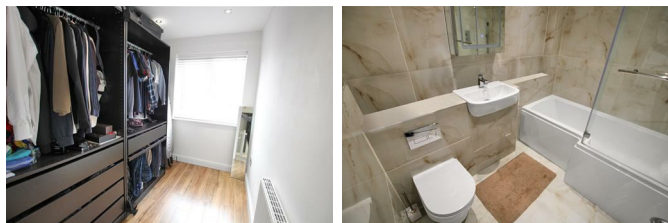
### Bedroom Two:



Double glazed window, central heating radiator, good sized double bedrooms



### **Bedroom Three:**



Double glazed window, central heating radiator

### **Bathroom / WC:**

A white suite comprising of a panelled bath with a plumbed shower above, low flush WC, wash basin, central heating radiator

### **To The Outside:**

#### **Gardens:**



The rear garden has a low maintenance artificial lawn, a tiled patio and is fully enclosed. The front is block paved and is mainly designated to parking

### **Off Street Parking / Driveway / Garge:**



A block paved driveway provides useful off street parking for two to three cars. A garage provides a useful storage space or can be used as additional parking

### **EPC Link:**

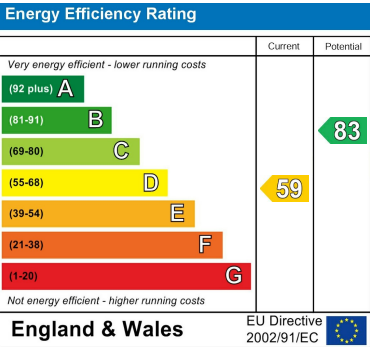
<https://find-energy-certificate.service.gov.uk/energy-certificate/9725-3005-7204-0089-4204>

### **Council Tax Band / EPC Rating:**

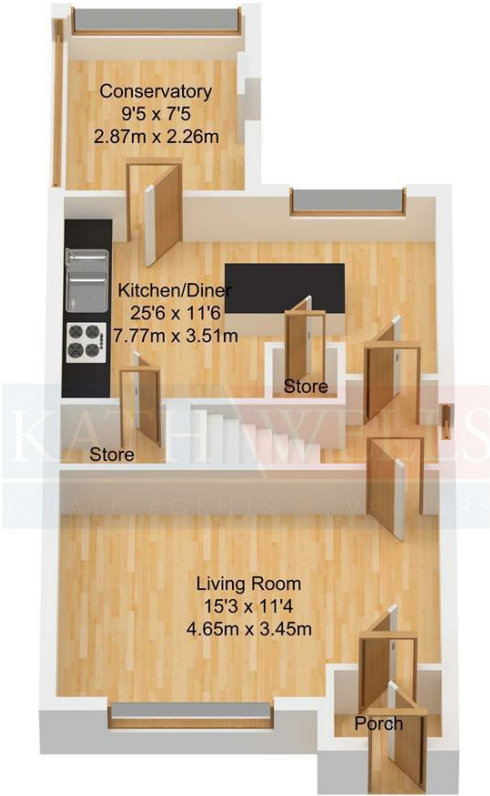
Council Tax Band: C / EPC Rating: D



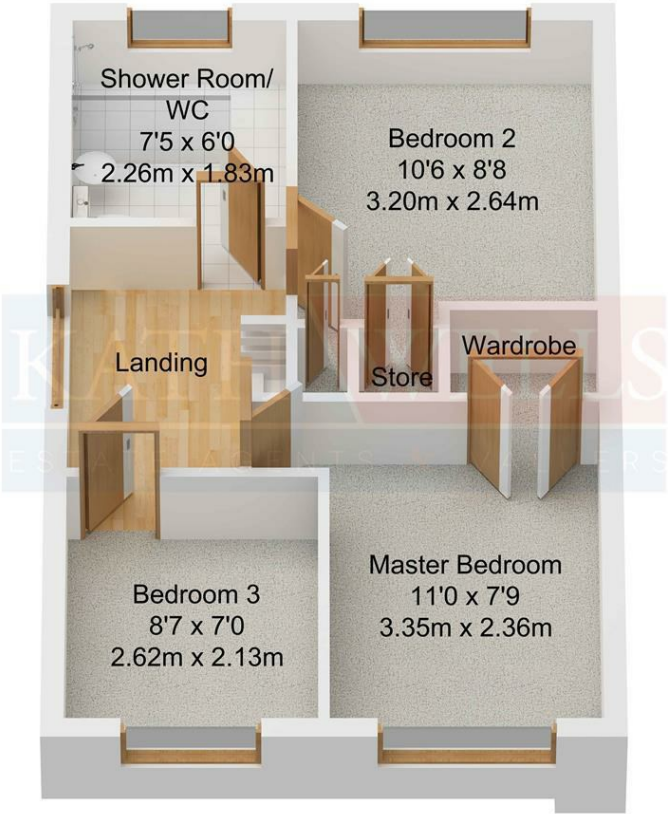
## Energy Efficiency Graph



Floor Plan



Ground Floor  
Approx. 43.62 sqm.  
(469.52 sqft.)



First Floor  
Approx. 36.13 sqm.  
(388.90 sqft.)