

4 Lawns Square Leeds



**3 Bedroom House - Detached
£280,000**

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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 / Garage:



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

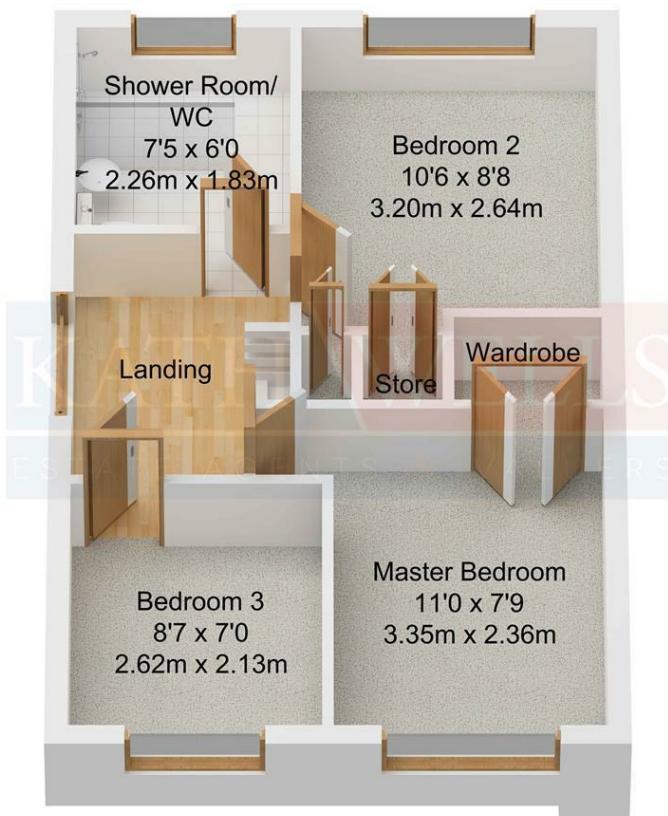
Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	59	
(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
Approx. 43.62 sqm.
(469.52 sqft.)



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