



**4 Cliff Oaks Fawcett Lane, Leeds, LS12 4FG**  
**£340,000**

## The Property Perspective

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We are delighted to offer for sale this modern town house located on an exclusive gated development constructed by award winning Priestley Homes. The property is high specification throughout and is located with access to amenities and transport links plus access to Leeds City centre.

The property benefits from a modern living dining kitchen with acrylic worktops, integrated appliances plus copper effect sink and taps plus a contemporary bathroom, en suite and WC. Items of note include aluminium rear sliding doors plus aluminium front door, integrated speaker system, digital and fibre-optic broadband connection, recessed spot lights plus alarm system. There are ample sockets and media points to the property with chrome fittings. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, living dining kitchen, utility cupboard, further reception room/bedroom 4 and WC. Off the first floor landing are 2 double bedrooms, the master with en suite plus a family bathroom. The top floor hosts a further double bedroom.

The property is located in an exclusive gated development with well presented communal areas. The property benefits from a private rear garden which the current owners have further upgraded and enhanced with lawns, raised beds and impressive patio area. There is an integrated store to the front of the property. There are 2 dedicated parking spaces.

Tenure - Freehold  
Estate Management Fee - £200 pa.  
Council Tax - Band D

The property comprises.

### GROUND FLOOR

#### Entrance Porch

With access to store

#### Hall

With floor tiling.

#### Living Dining Kitchen 21'10"(max) x 14'6"(max) (6.66m(max) x 4.44m(max))

Having a comprehensive range of modern wall and base units with complimenting acrylic worktops, upstands and breakfast bar. With integrated oven, microwave, hob, pop up extractor, fridge freezer and dishwasher plus copper effect basin and tap. With utility cupboard plus recessed spot lights and floor tiling. Aluminium sliding doors to rear.

#### Further Reception Room/Bedroom 4 13'5"(max) x 7'6"(max) (4.09m(max) x 2.29m(max))

With recessed spot lights, carpets and blinds.

#### WC 4'5" x 2'8" (1.35m x 0.82m)

Having contemporary white sanitary ware with wall and floor tiling plus recessed spot lights.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 14'1"(max) x 8'7"(max) (4.30m(max) x 2.64m(max))

With recessed spot lights, remote controlled blind and carpets.

#### En Suite 6'5" x 4'7" (1.96m x 1.41m)

Having contemporary white sanitary ware with tiling, floor tiling, chrome ladder radiator and recessed spot lights.

#### Bedroom 2 9'9" x 8'7" (2.99m x 2.62m)

With carpets, blinds and recessed spot lights.

#### Bathroom 5'6"(max) x 5'5"(max) (1.70m(max) x 1.67m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling, floor tiling, chrome ladder radiator and recessed spot lights

### SECOND FLOOR

#### Landing 2

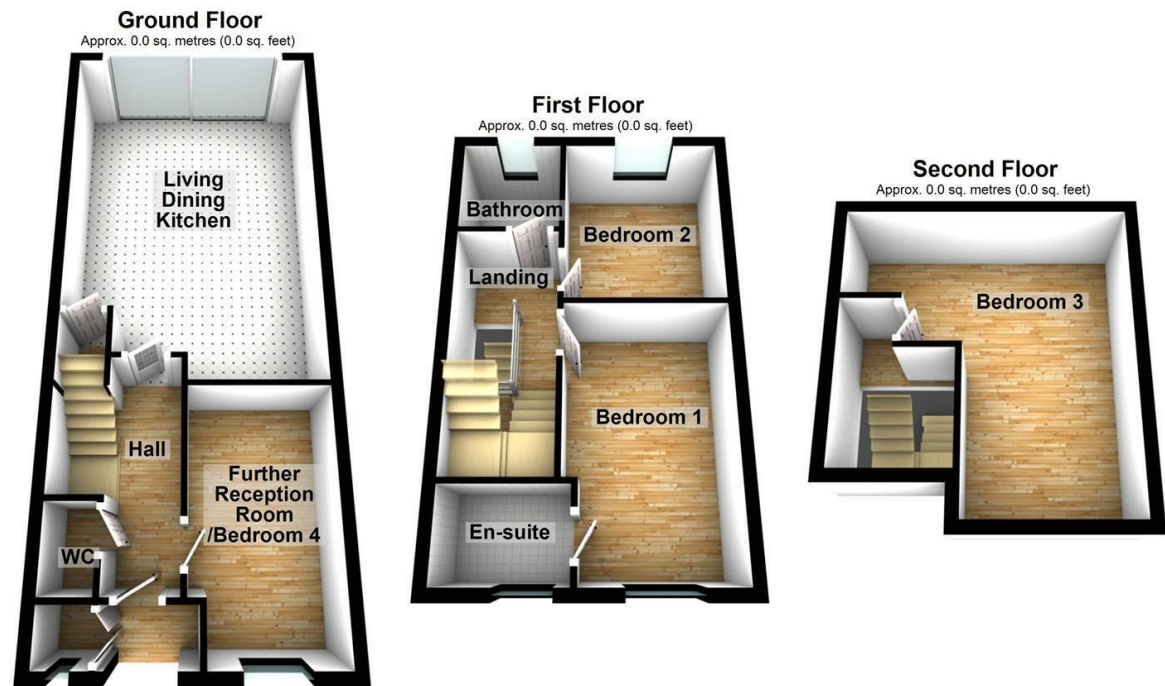
With fitted carpets.

#### Bedroom 3 15'9"(max) x 14'6"(max) (4.82m(max) x 4.44m(max))

A further double bedroom with carpets, blinds and recessed spot lights

### EXTERNAL

The property is located in an exclusive gated development with well presented communal areas. The property benefits from a private rear garden which the current owners have further upgraded and enhanced with lawns, raised beds and impressive patio area. There is an integrated store to the front of the property. There are 2 dedicated parking spaces.



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.  
Plan produced using PlanUp.