

HUNTERS®

HERE TO GET *you* THERE



Fawcett Avenue

Leeds, LS12 4PR

£285,000



Council Tax: B



14 Fawcett Avenue

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£285,000



- Immaculate semi-detached home in a quiet cul-de-sac
- Extended accommodation in excellent condition
- Designer kitchen with granite worktops, island & Rangemaster oven
- Private rear garden with patio & lawn
- Seamless garden access via stylish bifold doors
- Three bedrooms - two doubles and a versatile single/study
- Gorgeous shutter blinds and radiators throughout
- Contemporary 2025 bathroom with walk-in shower
- Loft offering superb scope to extend (SSTP)
- Off-street parking for two cars

Welcome to this truly IMMACULATE semi-detached house, beautifully situated in a quiet cul-de-sac, perfect for families and couples alike. From the moment you arrive, the tasteful design and immaculate finish will make a lasting impression.

Step inside to discover a home that is truly “turn-key”—ready for its next owners to simply move in and enjoy. The ground floor showcases solid OAK FLOORING throughout, complemented by matching oak skirting and a stunning oak staircase that immediately sets the tone of quality.

At the front, the separate LIVING ROOM radiates charm with its exposed brick mantle and bay window adorned with stylish shutter blinds—currently being used as a bedroom, but easily adaptable to your family's needs. The heart of the home is the extended OPEN PLAN living and dining space at the rear. This light-filled room is designed for modern family life—whether you're unwinding beside the LOG BURNER, hosting guests, or simply soaking in garden views. The impressive full-length BIFOLD DOORS, complete with integrated blinds, fold right back to create a seamless transition between indoors and outdoors, offering a true alfresco living experience.

Flowing seamlessly into this space is the SHOW-STOPPING KITCHEN. At its heart, a striking FEATURE STONE BRICK WALL brings an industrial edge, beautifully complemented by copper lighting accessories. Gleaming GRANITE worktops, a spacious island with breakfast bar, and quality integrated appliances complete the look, creating a stylish yet practical hub of the home.

Upstairs, the main BEDROOM features a lovely shutter-blind bay window, creating an airy retreat. The second bedroom sits to the rear, enjoying peaceful garden views and equally smart shutter blinds. A versatile single room offers the flexibility for a home office or child's bedroom. The modern BATHROOM is currently being updated to align with the rest of the house, and will feature a luxurious walk-in shower as part of the 2025 suite refresh.

The loft, accessed via a pull-down ladder, also presents massive potential to extend (STPP). Outdoors, you'll enjoy a private, secure GARDEN with both patio and grassed areas, ideal for alfresco moments. Plus, the generous drive offers OFF-STREET PARKING for two cars.

With its roof, electrics, and every detail already completed to a high standard, this property is truly one where you can “just turn the key.” Don't miss out—book your viewing today!

LOCATION – Wortley, Leeds, offers the perfect blend of urban convenience and community charm, just one mile from the city centre with excellent transport links and easy motorway access. From modern flats in New Wortley to classic Victorian terraces in Upper Wortley and spacious family homes in Lower Wortley, there's a home to suit every lifestyle. Residents enjoy generous green spaces, including Wortley Recreation Ground, Cliffe Park, and Western Flatts Park, ideal for walks, sports, and family days out. The area boasts a variety of shops, supermarkets, gyms, pubs, and takeaways, all within a friendly, down-to-earth neighbourhood with a proud local history. Whether you're a first-time buyer, a growing family, or simply looking to stay close to Leeds without losing that neighbourhood feel, Wortley is the place to call home.

Tel: 0113 257 6198

ENTRANCE HALL

LIVING ROOM / BEDROOM FOUR

10'4" x 11'8" (3.16 x 3.56m)

KITCHEN

15'9" x 10'11" (4.81 x 3.33m)

DINING ROOM

15'2" x 11'7" (4.64 x 3.55m)

LANDING

BEDROOM ONE

10'2" x 11'8" (3.10 x 3.56m)

BEDROOM TWO

10'2" x 10'11" (3.10 x 3.33m)

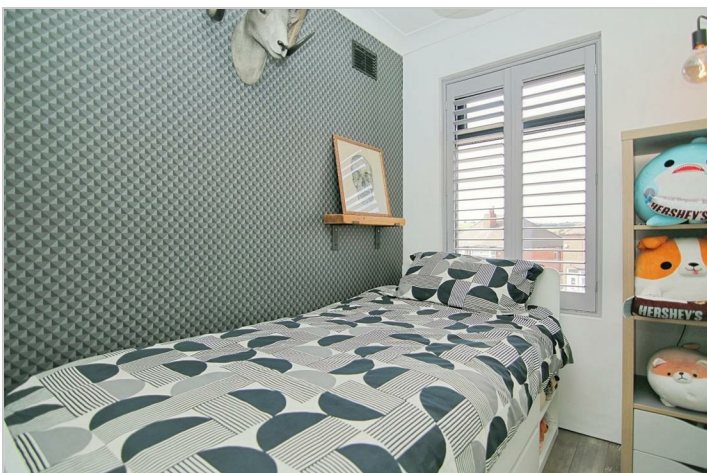
BEDROOM THREE

5'10" x 8'9" (1.78 x 2.67m)

BATHROOM

5'10" x 6'3" (1.78 x 1.91m)

GARDENS & DRIVE



Road Map



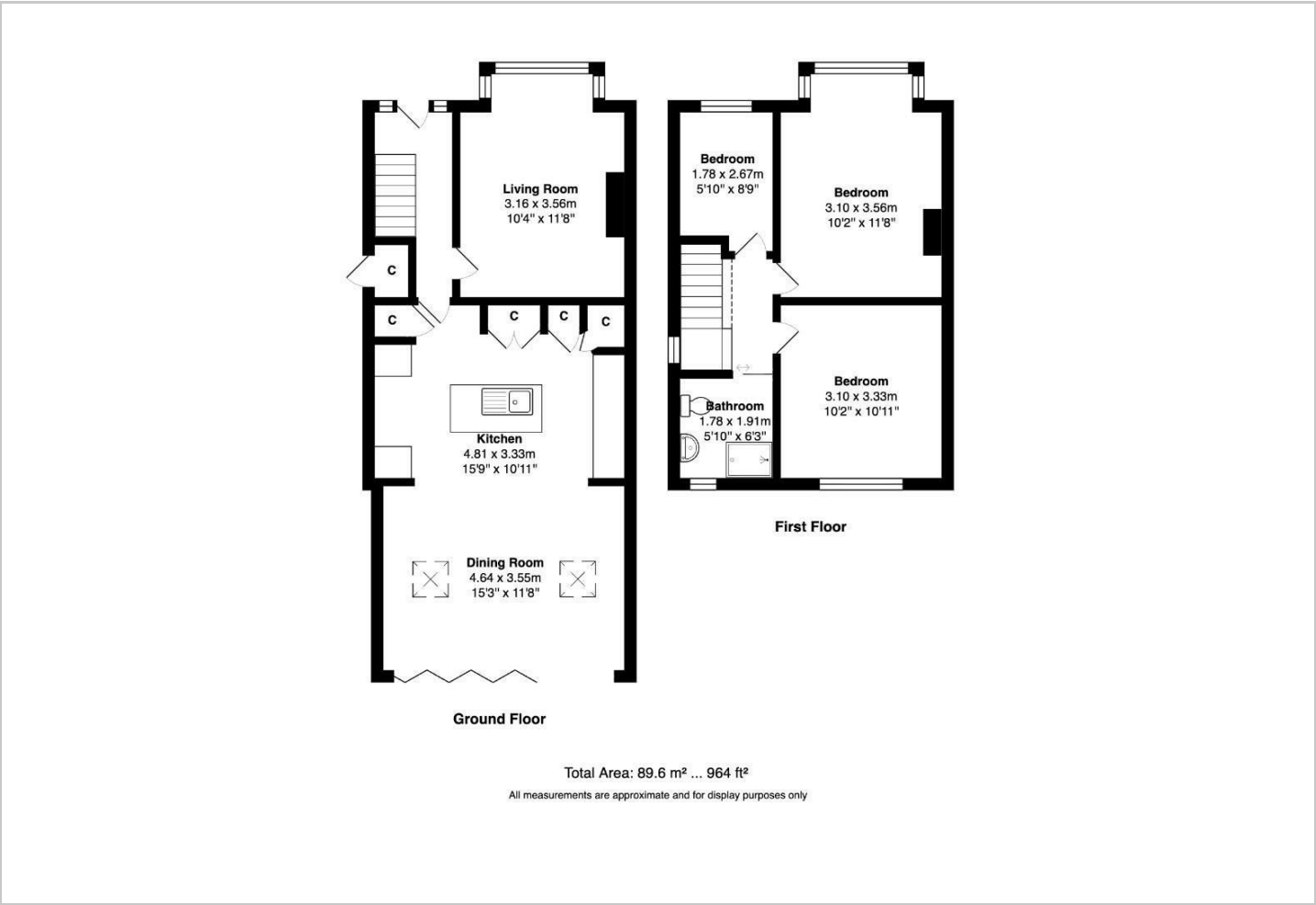
Hybrid Map



Terrain Map



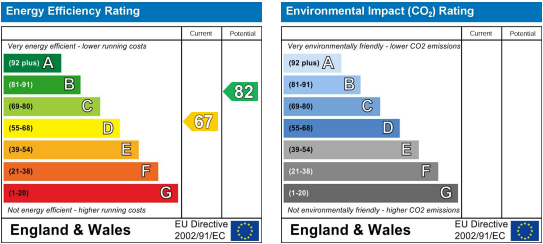
Floor Plan



Viewing

Please contact our Hunters Pudsey Office on 0113 257 6198 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.