



## 4 CLIFF OAKS FAWCETT LANE

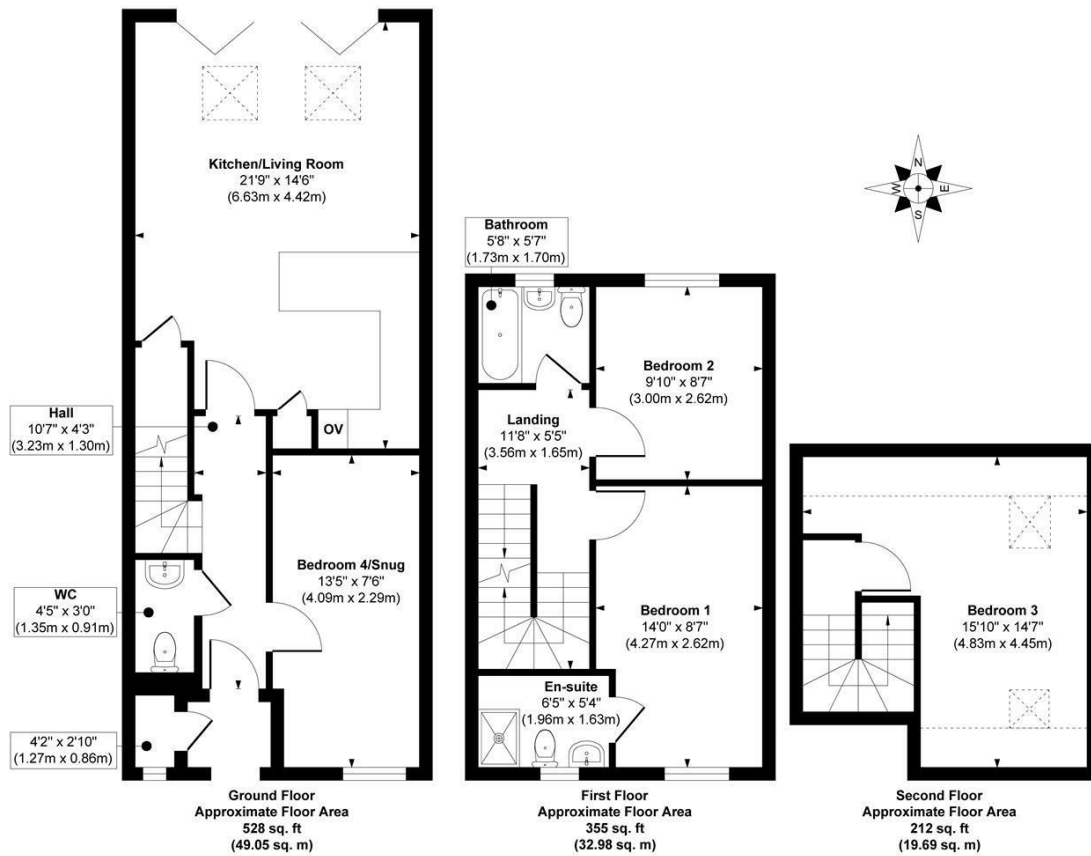
LEEDS, LS12 4FG

£360,000  
FREEHOLD

Stunning four-bedroom townhouse in an exclusive gated development at Cliff House, Leeds. Featuring open-plan living, a sleek integrated kitchen, private garden with bi-fold doors, two modern bathrooms, allocated parking, and premium finishes throughout. Ideal for modern family living.

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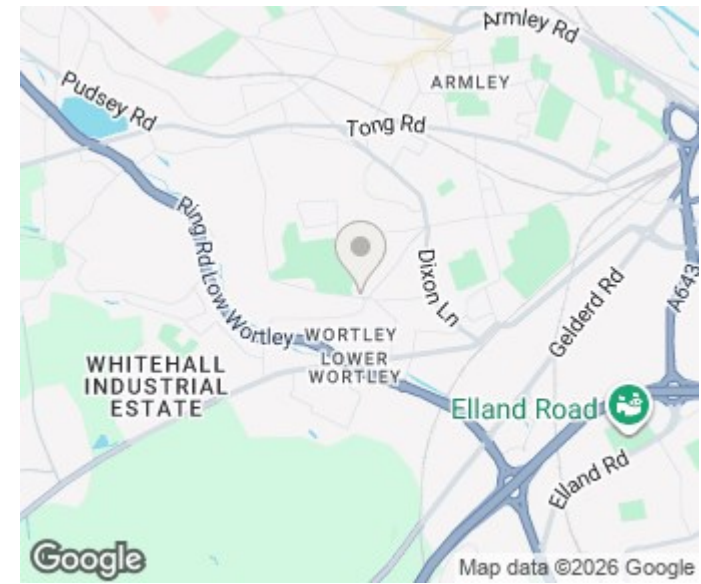
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**Approx. Gross Internal Floor Area 1095 sq. ft / 101.72 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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