



4 CLIFF OAKS FAWCETT LANE

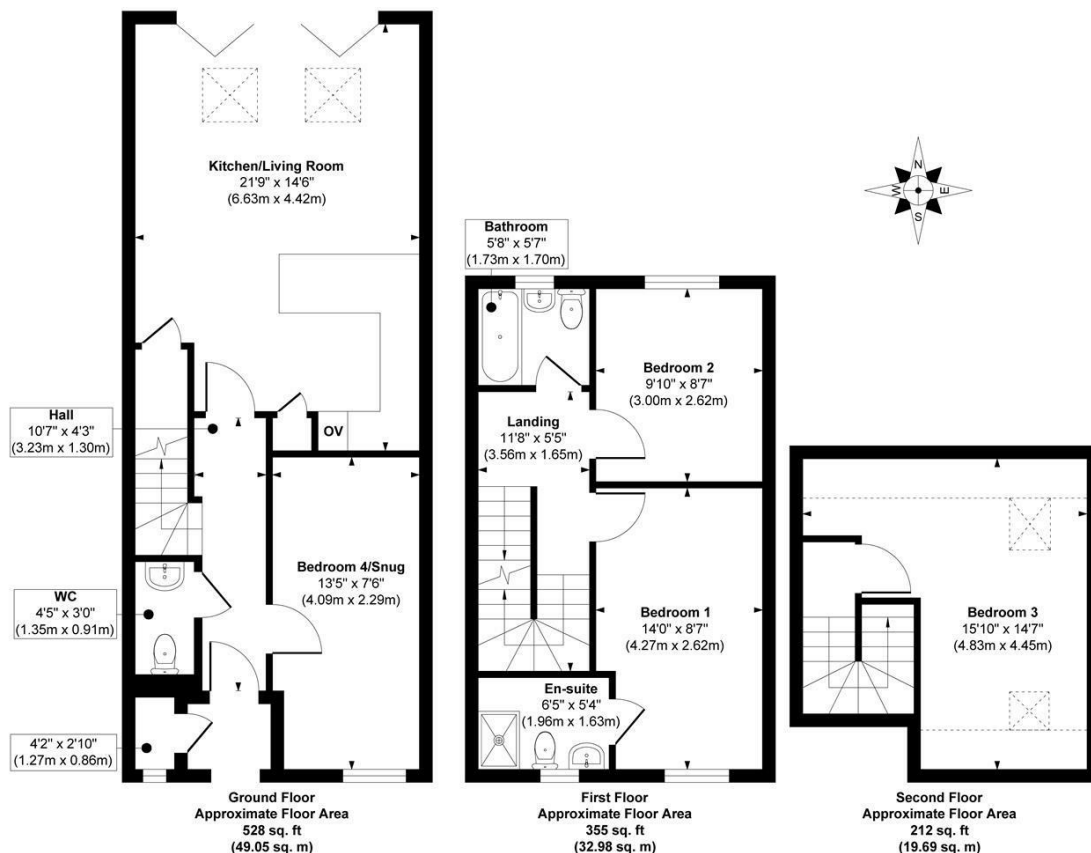
LEEDS, LS12 4FG

£350,000
FREEHOLD

Stunning four-bedroom modern townhouse set within the exclusive gated Cliff Oaks development, offering spacious accommodation over three floors, stylish open-plan living, a contemporary fitted kitchen, principal bedroom with en-suite, private rear garden and parking for two cars. Located on the historic grounds of the Grade II listed Cliff House, this exceptional home combines modern luxury with a peaceful setting, while benefiting from excellent motorway links and easy access to Leeds City Centre—making it ideal for families and professionals alike

MONROE

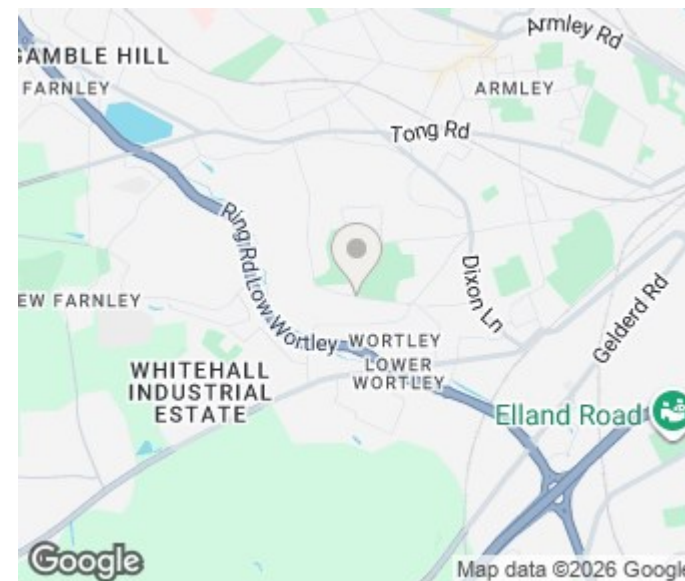
SELLERS OF THE FINEST HOMES



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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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