

**45 Fawcett Lane
Leeds**



**5 Bedroom House - Detached
£339,995**

69 Lower Wortley Road
Wortley
Leeds
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45 Fawcett Lane, Wortley, Leeds, West Yorkshire, LS12 4PE

GROUND FLOOR:

Hallway:

Stairs to the lower ground floor and first floor

Cloakroom / WC



A guest cloakroom with a white suite comprising of a low flush WC and wash basin

Living Room:



Double glazed window with views over the valley, a good sized space with ample room for furniture

Bedroom Five / Study:



Bedroom Five / Office . Double Glazed Window to Side:

LOWER FROUND FLOOR:

Hallway:

Access to the lower ground floor accommodation

Cloakroom / WC:



A guest cloakroom with a white suite comprising of a low flush WC and wash basin

Fitted Dining Kitchen:



Double glazed doors opening onto the rear garden, ample space for a dining table and chairs, a modern range of fitted wall, drawer & base units, work surfaces, an inset sink and drainer, electric hob, electric oven, extractor hood, integral fridge / freezer, integral dishwasher

Utility / Store Room: Bedroom Five



Fitted wall, drawer & base units, work surfaces, an inset sink and drainer, plumbing for an automatic washing machine / Could be used as Bedroom Five or Office space

FIRST FLOOR:

Landing:

Access to the first floor accommodation, stairs to the second floor, storage cupboard

Master Bedroom:



Double glazed doors opening onto a balcony, fitted wardrobes, ample space for bedroom furniture

En-suite Shower Room:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, shower cubicle with shower

Bedroom Two:



Double glazed window, fitted wardrobes, ample space for bedroom furniture

Family Bathroom / WC:



Double glazed window, a modern white suite comprising of a low flush WC, wash basin, panelled bath

SECOND FLOOR:

Landing:

Access to the second floor accommodation

Bedroom Three:



Double glazed window, fitted wardrobes, ample space for bedroom furniture

Bedroom Four:



Double glazed Velux window, fitted wardrobes, ample space for bedroom furniture

TO THE OUTSIDE:

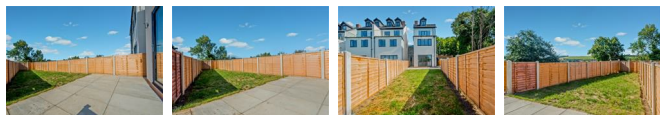


Parking:



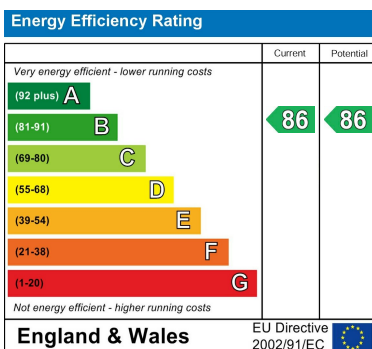
A driveway provides useful off street parking and access to a single garage with power and light

Gardens:



The front garden is mainly open plan. The rear garden is enclosed by fencing

Energy Efficiency Graph



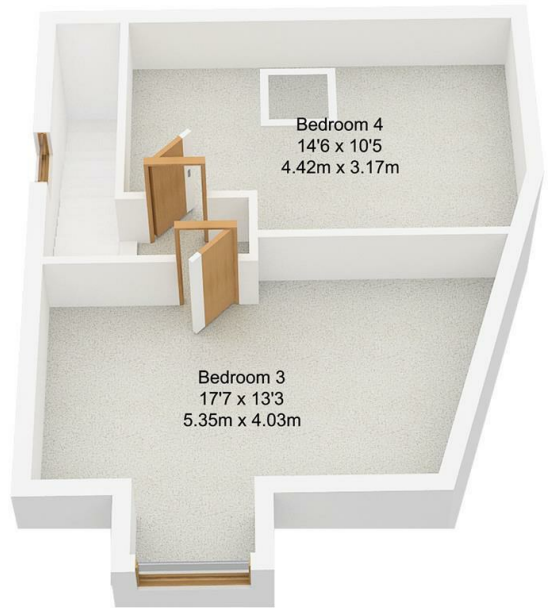
Floor Plan



Lower Ground Floor
Approx. 53.88 sqm.
(579.95 sqft.)



Ground Floor
Approx. 53.88 sqm.
(579.95 sqft.)



Second Floor
Approx. 34.69 sqm.
(373.40 sqft.)