



Stoneacre
Properties



Fawdon Drive, Leeds, LS14 5QR

£180,000

Offered for sale is this stunning modern two bedroom mid terrace house ideally located in a desirable area with local amenities, schools and transport links nearby. Situated in a cul-de-sac this property benefits from having easy access while still being quite. Ideal purchase for first time buyers. The accommodation comprises of an entrance hall, guest WC, lounge, fitted kitchen/diner, two bedrooms and a bathroom/WC. There is also a low maintenance rear garden and driveway to the front. Early internal viewings are strongly advised. Call the office today on 0113 260 9111 to arrange a viewing.

ENTRANCE HALLWAY



Welcoming hallway giving access to the lounge, guest wc and stairs leading to the first floor.

LOUNGE



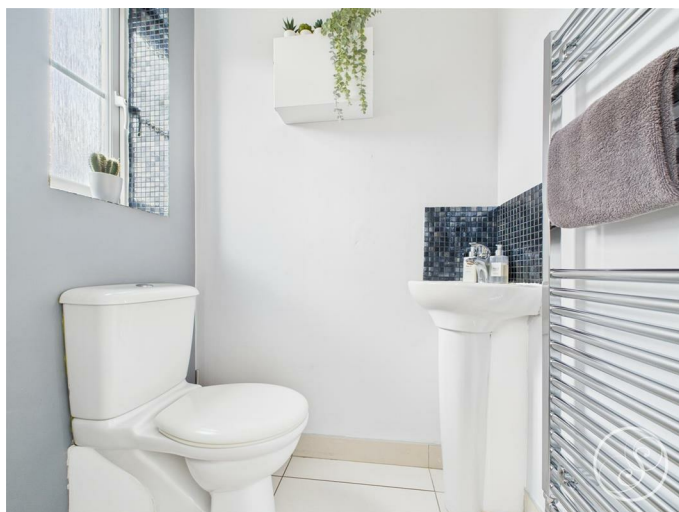
Beautiful lounge with storage cupboard. Central heating radiator and double glazed window to the front. Door to the rear leading in the kitchen diner.

KITCHEN DINER



Comprising of wall and base units with integrated electric oven. Space for a fridge freezer. Plumbing for a washing machine. Gas stove with cooker hood above. Double glazed window and French door to the rear. Central heating radiator. Space for a dining room table.

GUEST WC



Fitted with a wc, corner wash hand basin and heated towel rail. Double glazed window to the front.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE



Double bedroom with built in storage cupboard. Dual aspect double glazed windows to the front. Central heating radiator.

BEDROOM TWO



Double glazed windows to the rear. Central heating radiator.

BATHROOM



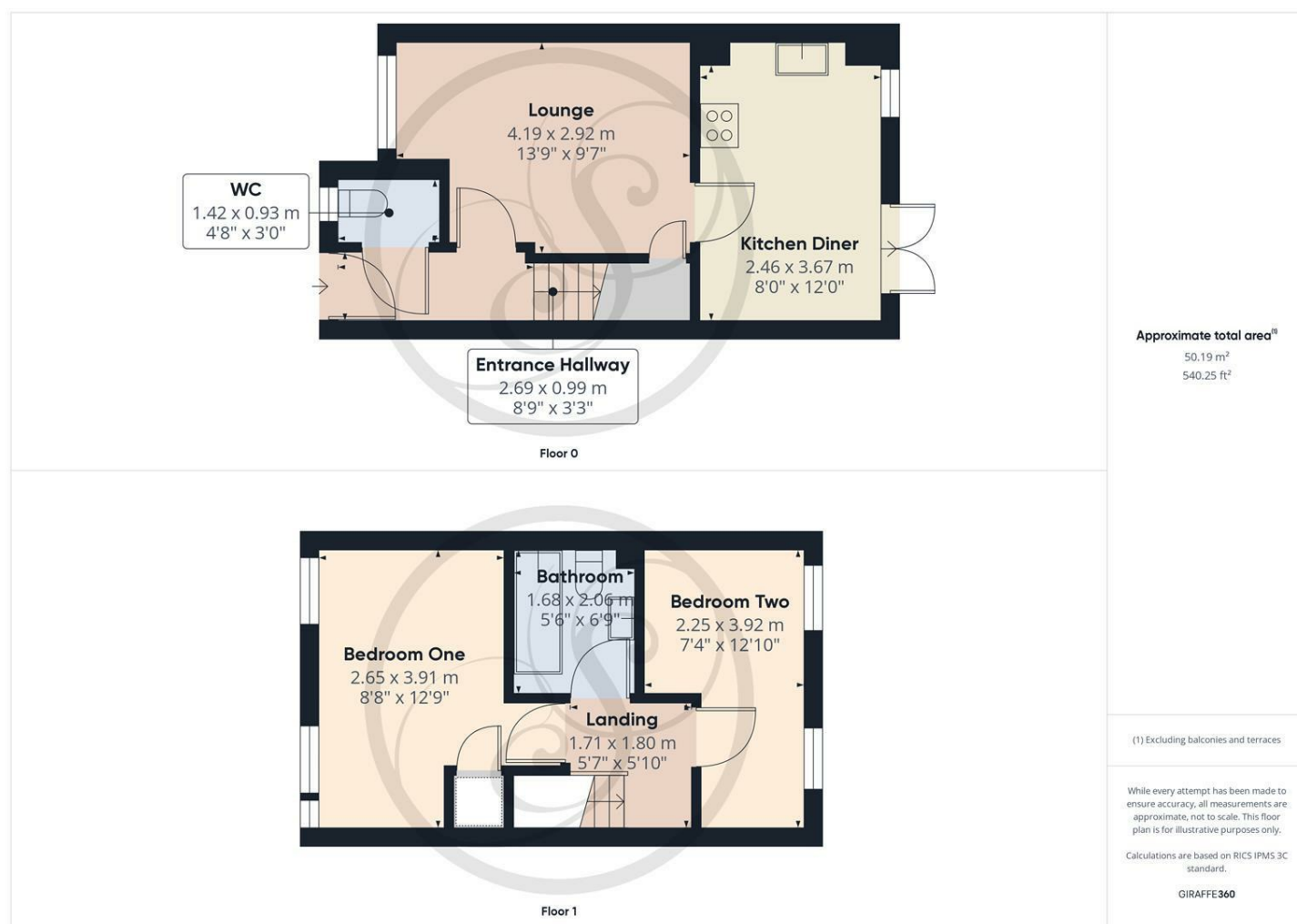
Comprising of a bath with shower above, wc and vanity sink unit. Heated towel rail.

EXTERNAL

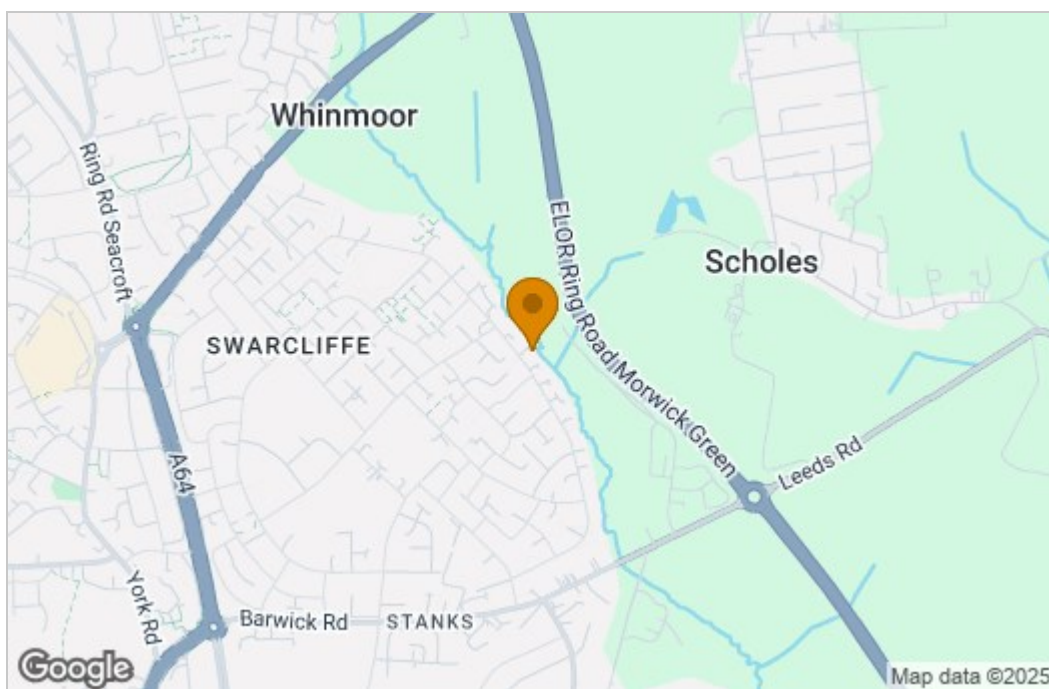




Driveway to the front. To the rear is a low maintenance garden with raised flower beds.

Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		EU Directive 2002/91/EC	

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