



## 4 CLIFF OAKS FAWCETT LANE

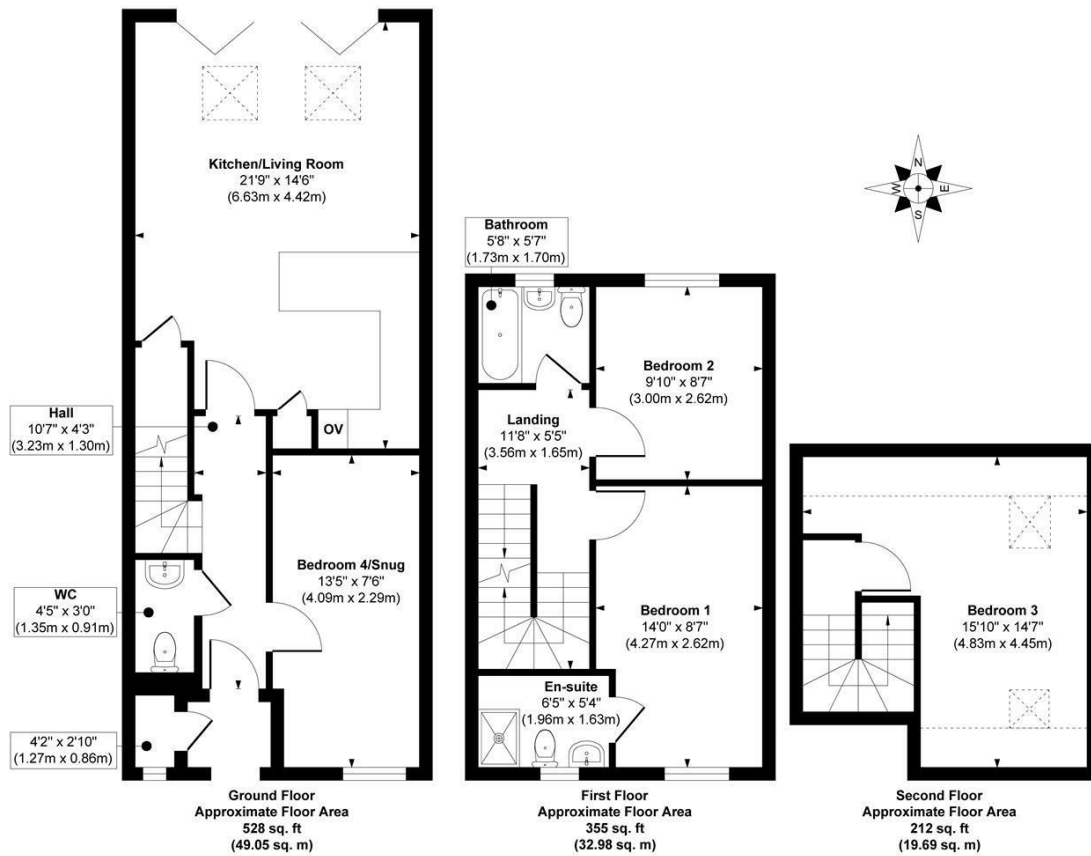
LEEDS, LS12 4FG

£360,000  
FREEHOLD

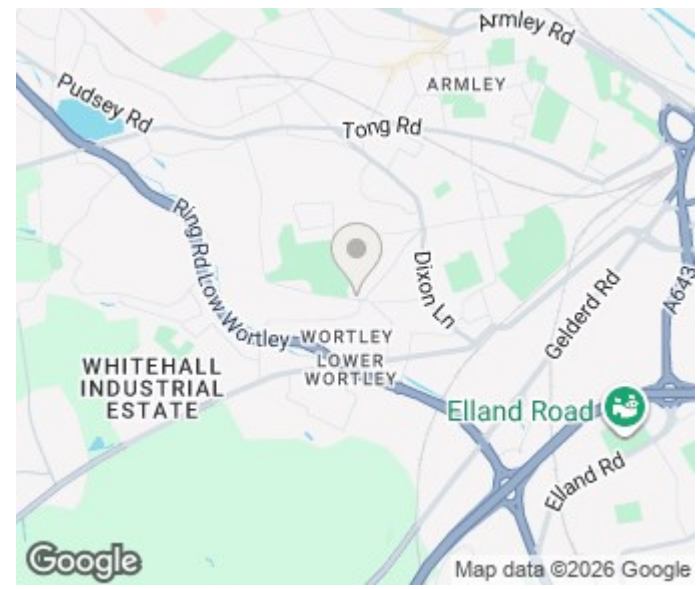
Stunning four-bedroom townhouse in an exclusive gated development at Cliff Oaks, Leeds. Featuring open-plan living, a sleek integrated kitchen, private garden with sliding doors, two modern bathrooms, allocated parking, and premium finishes throughout. Ideal for modern family living.

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.  
 Copyright © Show Home.



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

Leeds City Centre  
 Leeds City Centre  
 Whitehall Road Leeds  
 LS12 1FJ

0113 350 0866  
 citycentre@monroestateagents.com

**MONROE**

SELLERS OF THE FINEST HOMES