



## BECK HOUSE, RAWDON, LEEDS

LEEDS, LS19 6RG

£1,999,500

FREEHOLD

An impressive home that delivers on every level, with stunning greenery views, a true sense of arrival, high-spec finishes and a detached cottage to match. This could be your perfect next home.

MONROE

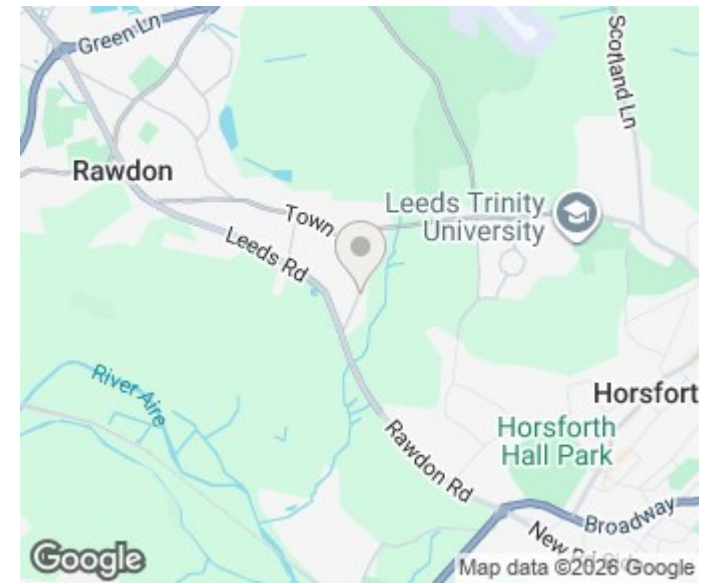
SELLERS OF THE FINEST HOMES



Approx. Gross Internal Floor Area 4797 sq. ft / 445.63 sq. m (Including Garage)

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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>65</b>               | <b>80</b> |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| 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

Guiseley Sales  
3a Oxford Road  
Guiseley  
Leeds  
LS20 9AS

james@monroestateagents.com  
monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES