



## NORTHGATE LANE WETHERBY, LS22 4HN

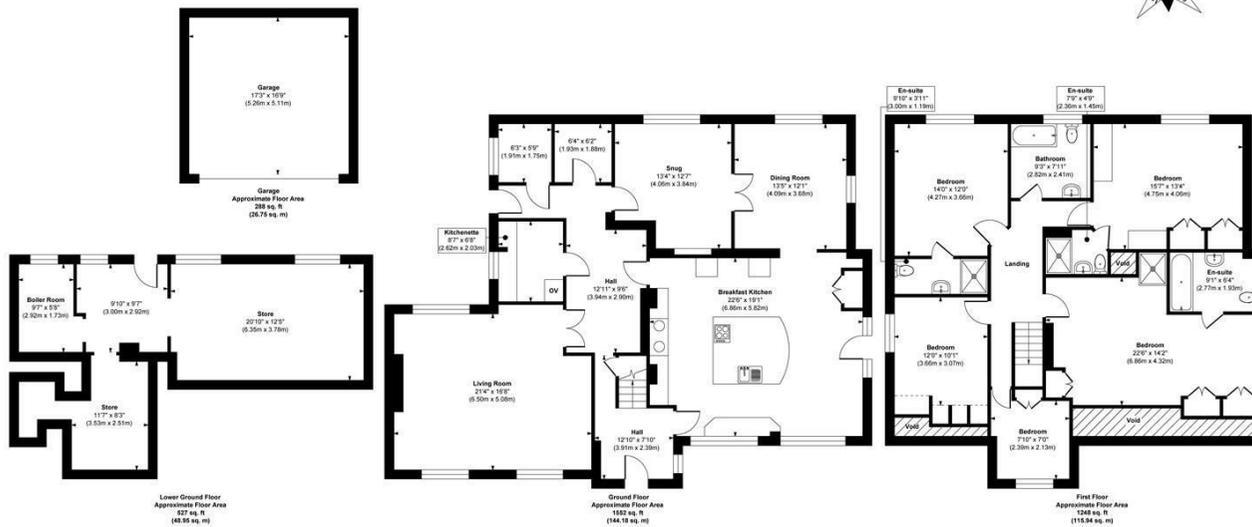
£1,000,000  
FREEHOLD

\*IMAGES ARE CGI - These images are displayed to show the development opportunity. They are not an accurate reflection of the properties current condition\*

This is an outstanding opportunity to create your dream home, or a showpiece development, right in the heart of the highly sought after village of Linton. Call Monroe, Land and New Homes, for more information and to arrange your viewing.

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**Approx. Gross Internal Floor Area 3615 sq. ft / 335.82 sq. m (Including Garage)**

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		68	81
(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

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