

THE MANOR FARRER LANE

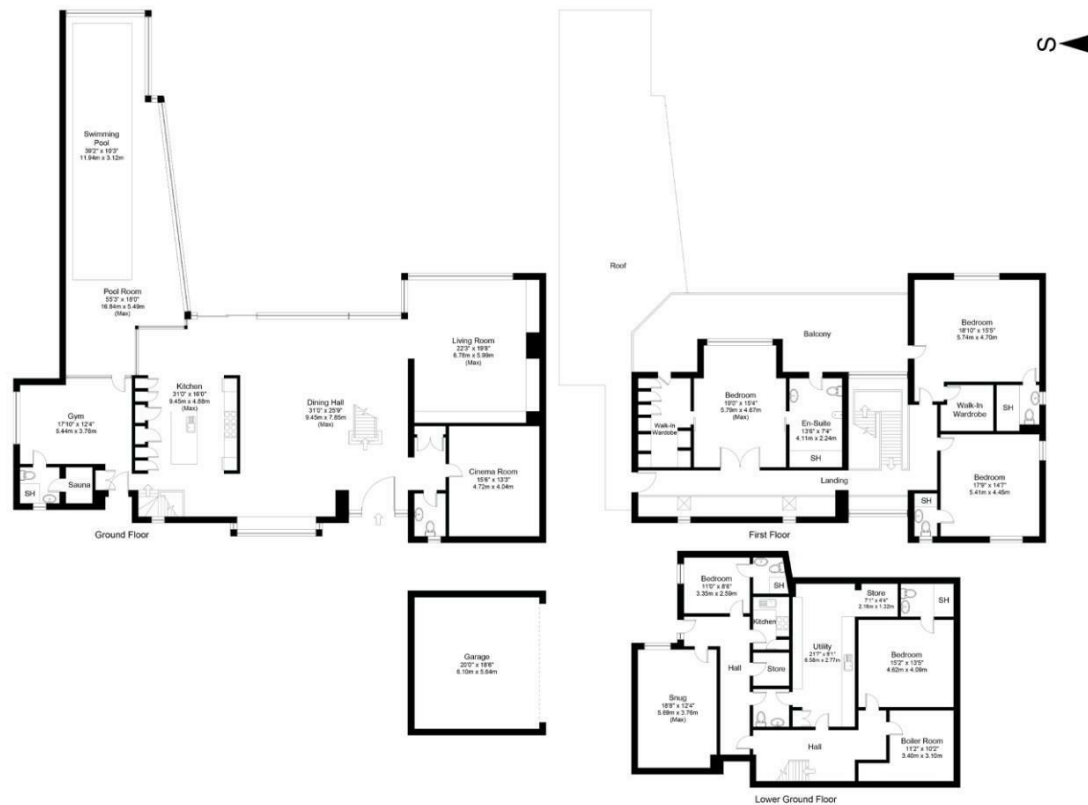
LEEDS, LS26 8JL

£3,500,000
FREEHOLD

Architecturally stunning five-bedroom detached home with ample reception space, home cinema, gym, and indoor swimming pool in the popular village of Oulton

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Main House Gross internal floor area (approx.): 560.7 sq m (6,035 sq ft)
 Garage Gross internal floor area (approx.): 35.3 sq m (380 sq ft)
 Combined Gross internal floor area (approx.): 596.0 sq m (6,415 sq ft)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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