

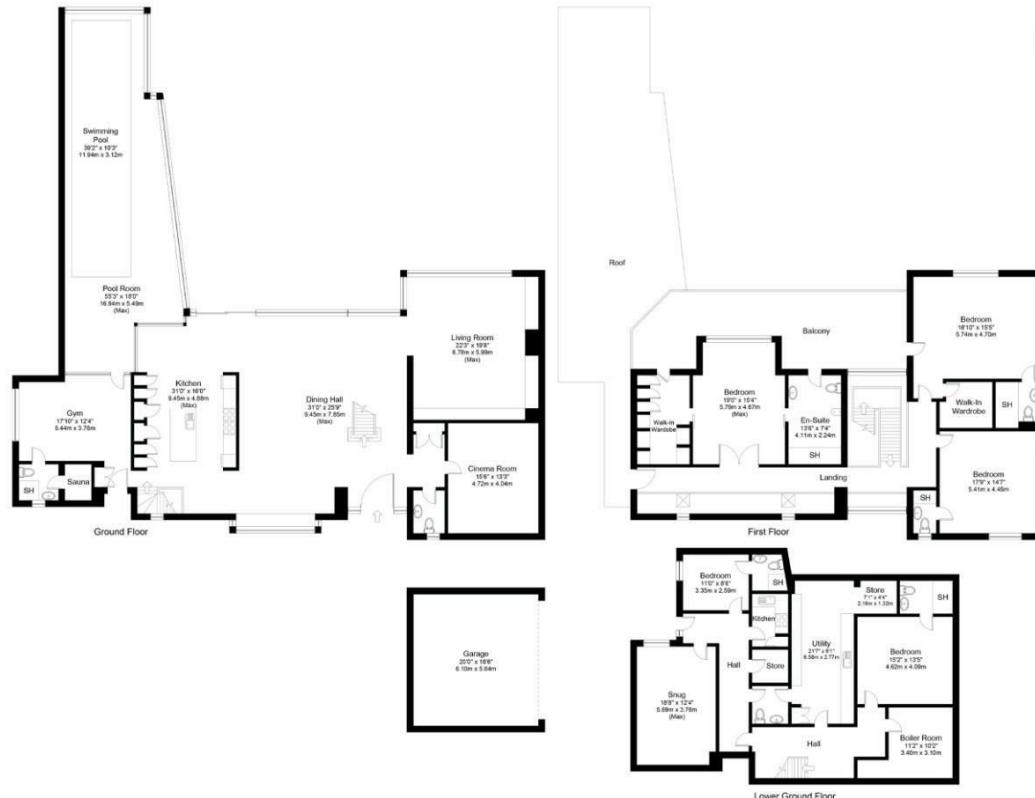
## THE MANOR FARRER LANE LEEDS, LS26 8JL

£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

MONROE

SELLERS OF THE FINEST HOMES



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)

For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



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

Alwoodley Sales  
1-3 The Avenue  
Alwoodley  
Leeds  
West Yorkshire  
LS17 7BD

0113 870 4443  
hello@monroeestateagents.com  
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES