



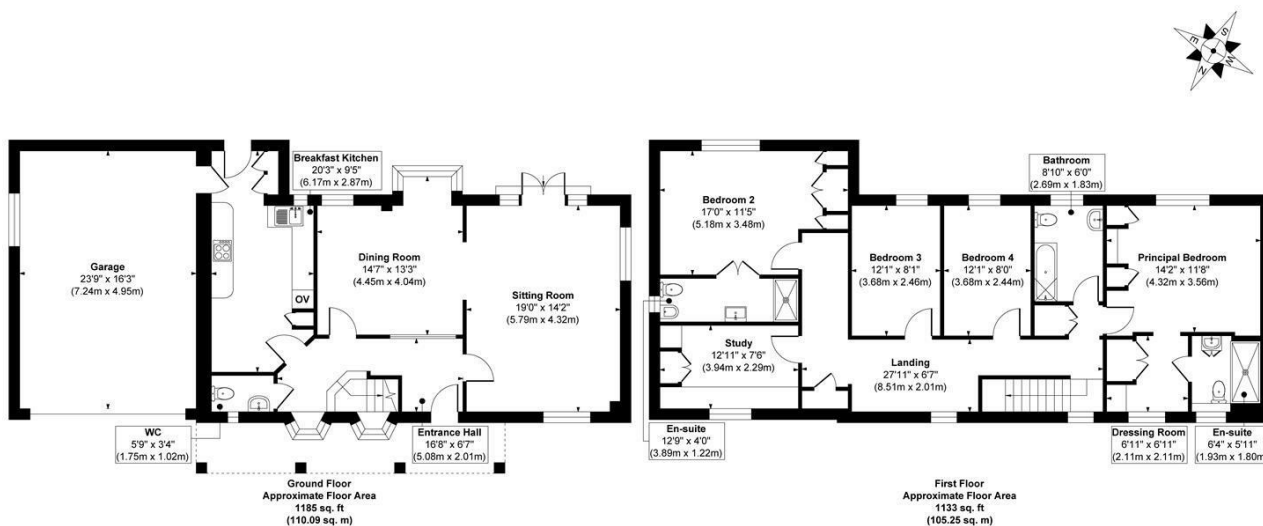
## THE BEECHES BACKSTONE GILL LANE LEEDS, LS17 9JS

£1,795,000  
FREEHOLD

Monroe proudly present this charming, chain-free stone-built detached home in the heart of Wike. Offering a perfect blend of character and modern comfort, this spacious property features a bright kitchen, generous living areas, four double bedrooms, and a stunning south-facing garden. With countryside views, ample parking, and excellent access to local amenities, it's an ideal home for families or those seeking peaceful village living.

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**Approx. Gross Internal Floor Area 2318 sq. ft / 215.34 sq. m**

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) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>68</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

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